PDC97-036

Permit File Number / Parent Number

Address

0 MONROE ST S

CP79-021

Location

Approval Date

South east corner of S Winchester Blvd and Stevens Creek Blvd (Town and Country Center)

PD Zoning File Number

6/30/98

Tracking APN

Doc Type

Sub Doc Type

27736003

Projects

Plans

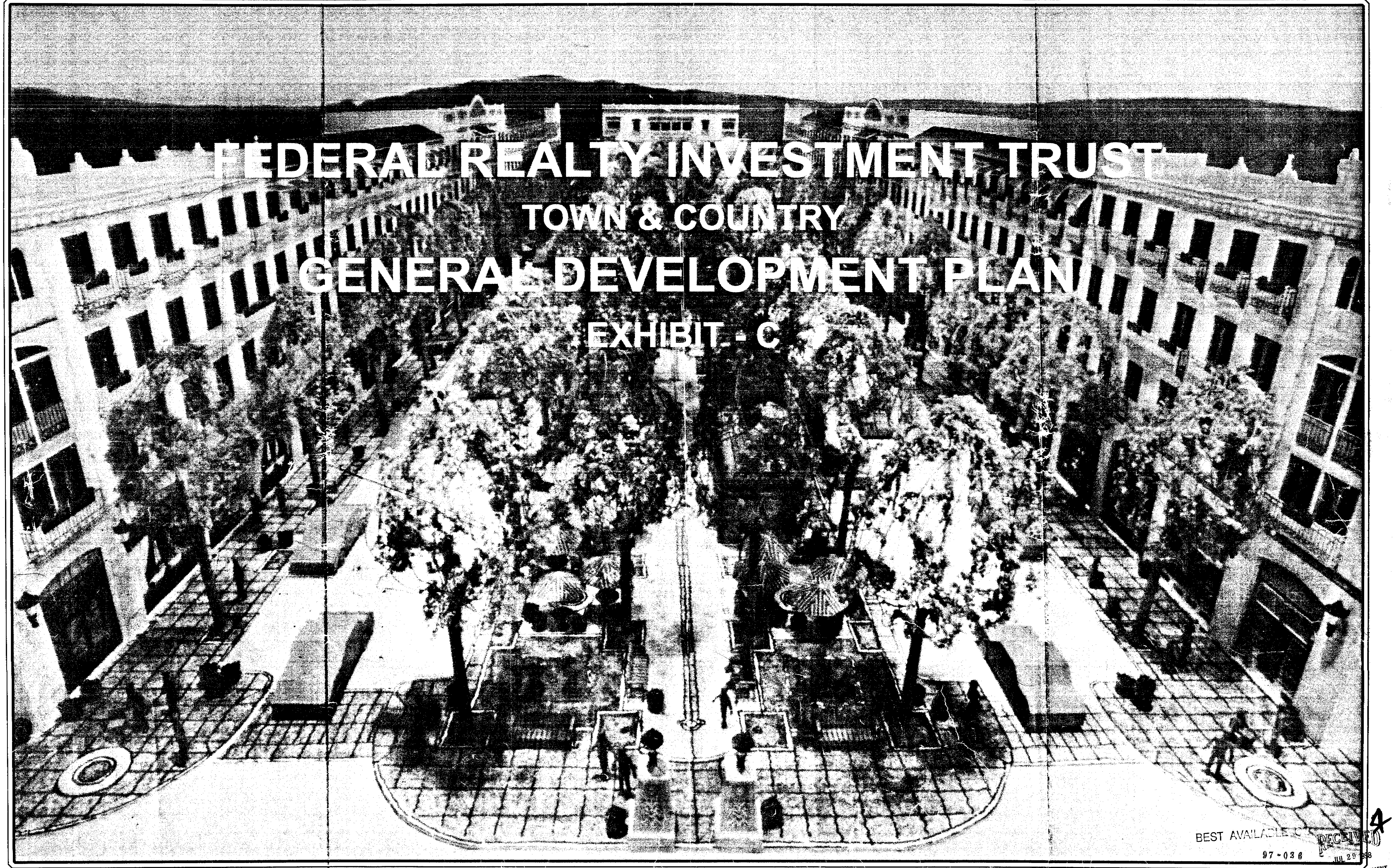
PDCSH 97-06-036

FEDERAL REALTY INVESTMENT TRUST

TOWN & COUNTRY

GENERAL DEVELOPMENT PLAN

EXHIBIT - C



BEST AVAILABLE C

97-036

RECEIVED
JUL 29 1998
PLANNING DEPARTMENT

4

FINAL

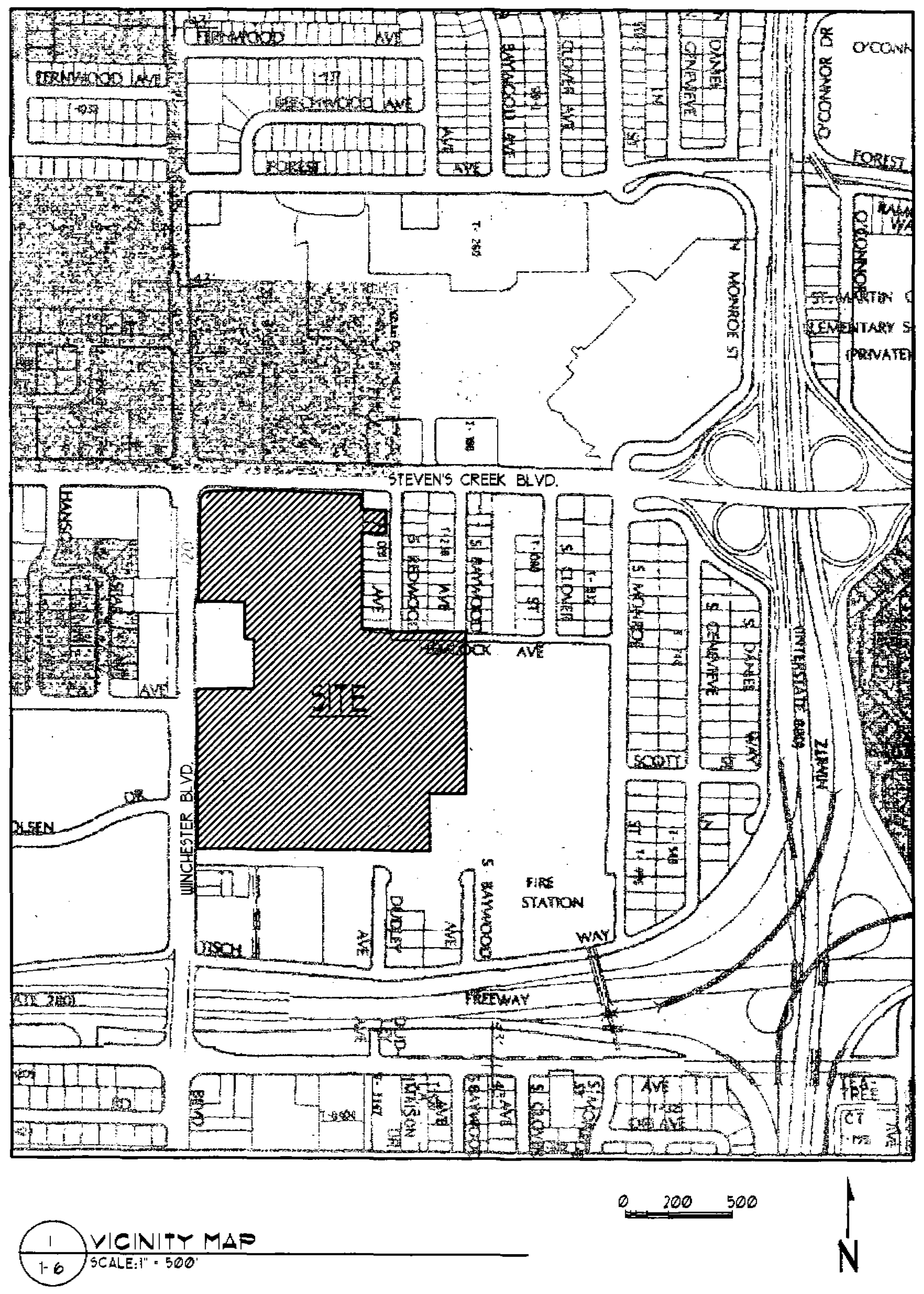
FEDERAL REALTY INVESTMENT TRUST

TOWN & COUNTRY

SAN JOSE, CALIFORNIA

TABLE OF CONTENTS

SHEET	DESCRIPTION
COVER	ILLUSTRATIVE
1	TITLE SHEET
2A	LAND USE PLAN (GENERAL DEVELOPMENT PLAN EXHIBIT-C)
2B	LAND USE PLAN (GENERAL DEVELOPMENT PLAN EXHIBIT-C)
2C	LAND USE PLAN (GENERAL DEVELOPMENT PLAN EXHIBIT-C)
2D	LAND USE PLAN (GENERAL DEVELOPMENT PLAN EXHIBIT-C)
3	EXISTING SITE CONDITIONS
4A	CONCEPTUAL GRADING AND DRAINAGE PLAN
4B	CONCEPTUAL GRADING AND DRAINAGE SECTIONS
5	CONCEPTUAL BUILDING ELEVATIONS
6A	CONCEPTUAL LANDSCAPE STREET PLANS & SECTIONS
6B	CONCEPTUAL LANDSCAPE STREET PLANS & SECTIONS
7A	CONCEPTUAL PARK PLANS
7B	CONCEPTUAL PARK PLANS



SITE
STEVENS CREEK BLVD.
WINCHESTER BLVD
HANCOCK AVE
FIRE STATION
FREEWAY
INTERSTATE 880
N MONROE ST
FERNWOOD AVE
O'CONNOR DR
FOREST
DUDLEY AVE
OLSEN DR
SCOTT ST
S BAYWOOD
0 200 500
N

1 / 1-6 VICINITY MAP
SCALE: 1" = 500'

GENERAL

OWNER / APPLICANT:	FEDERAL REALTY INVESTMENT TRUST 1626 EAST JEFFERSON STREET ROCKVILLE, MD. 20852 TEL. (301) 998-8100
ARCHITECTURE & PLANNING:	COOPER CARRY & ASSOCIATES, INC. 112 S. ALFRED STREET STE.#200 ALEXANDRIA, VA. 22314 TEL. (703) 519-6152
CIVIL ENGINEERING:	RUTH AND GOING, INC. 1630 ZANKER ROAD SAN JOSE, CA. 95112 TEL. (408) 452-5700

PLAN SET REVISIONS

No.	Drawing Issue Description	Date
1	FEB.1 1998	
2	APRIL 9, 1998	
3	APRIL 13, 1998	
4	APRIL 27, 1998	
5	MAY 20, 1998	
6	JUNE 3, 1998	
7	JUNE 4, 1998	
8	JUNE 29, 1998	

FILE NO.:______________________

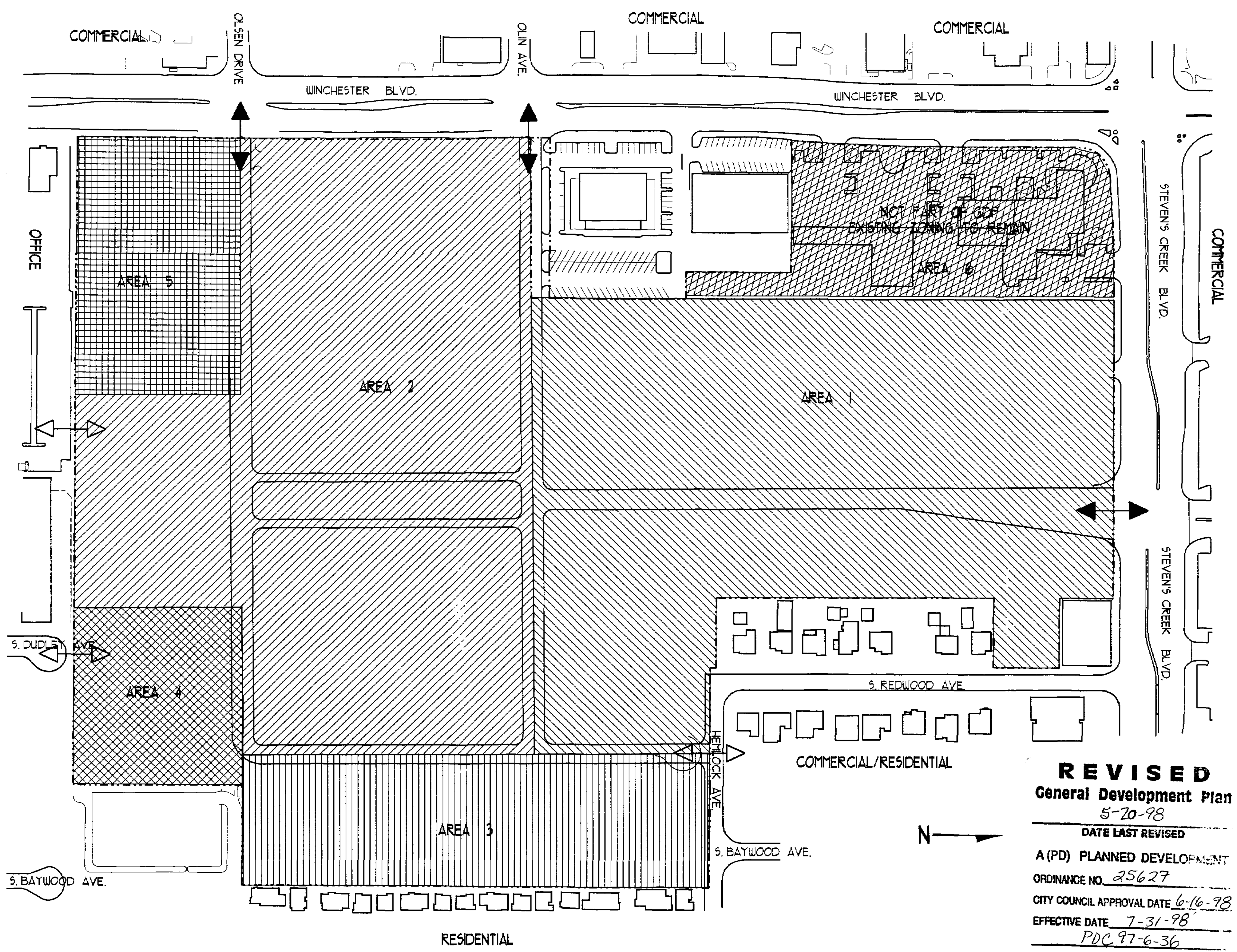
RECEIVED
JUL 29 1998
PLANNING DEPARTMENT

BEST AVAILABLE COPY

1OF 7

97-036

Jun 04 1998 \\SERVER\PRF\BYERS\HP600.acf \\SERVER\PRF\HP600\ds


COMMERCIAL
COMMERCIAL
COMMERCIAL
OLSEN DRIVE
OLIN AVE.
WINCHESTER BLVD.
WINCHESTER BLVD.
STEVEN'S CREEK BLVD.
STEVEN'S CREEK BLVD.
COMMERCIAL
OFFICE
AREA 5
AREA 2
AREA 1
NOT PART OF GDP
EXISTING ZONING TO REMAIN
AREA 6
S. DUDLEY AVE.
AREA 4
AREA 3
S. REDWOOD AVE.
HEMLOCK AVE.
COMMERCIAL/RESIDENTIAL
S. BAYWOOD AVE.
S. BAYWOOD AVE.
RESIDENTIAL
N

① LAND USE PLAN
SCALE: 1"=100'

REVISED
General Development Plan
5-20-98
DATE LAST REVISED
A (PD) PLANNED DEVELOPMENT
ORDINANCE NO. 25627
CITY COUNCIL APPROVAL DATE 6-16-98
EFFECTIVE DATE 7-31-98
PDC 97-6-36
Susan Walton

NOTE:
- SEE CONCEPTUAL SITE PLAN SHEETS 2B, 2C, AND 2D FOR STREET DESIGNATIONS, DEVELOPMENT STANDARDS AND MITIGATION REQUIREMENTS.
- SEE EXISTING SITE CONDITIONS SHEET 3 FOR EXISTING AND ADJACENT EASEMENT STRUCTURES, AND SIGNIFICANT FEATURES.

‖	PRIMARY CIRCULATION SYSTEM
▲▼	PRIMARY ACCESS POINTS
△▽	SECONDARY ACCESS POINTS

STATEMENTS AND TABLES

GENERAL PLAN:	REGIONAL COMMERCIAL/ GENERAL COMMERCIAL
EXISTING ZONING	C-3, C-2
PROPOSED ZONING	A-(PD), PLANNED DEVELOPMENT
SITE AREA:	35.6 ACRES GROSS 35.6 ACRES NET
PUBLIC R.O.W	0.0 ACRES
NO. RESIDENTIAL UNITS:	1,200 DU
NO. HOTEL ROOMS	2-100 ROOM HOTELS
OVERALL RES. DENSITY:	34 D.U./ ACRE OVERALL AVERAGE
COMMERCIAL SQ. FT.:	575,000 S.F. GROSS BUILDING AREA
PKG. SPACES PROV.:	3,300-4,500 SPACES
LOADING SPACES PROV.:	18

DEVELOPMENT SCHEDULE

START:	FALL 1998
COMPLETION:	UNKNOWN

CONCEPTUAL LAND USE BREAKDOWN BY AREA
TOWN & COUNTRY

AREA	RESIDENTIAL (DWELLING UNITS)	COMMERCIAL (SQUARE FOOTAGE)	HOTEL (ROOMS)	PARKING SPACES	
1	200 - 300	200,000 - 300,000	100 MAX	1,200 - 2,225	
2	300 - 550	170,000 - 300,000	0	960 - 2,038	
3	125 - 250	0 - 10,000	0	268 - 537	
4	75 - 150	0	0	94 - 188	
5	75 - 190	20,000 - 40,000	100 MAX	234 - 462	
TOTALS	1,200	575,000	200 MAX	3,300 - 4,500	*

* RESIDENTIAL LAND USES MAY BE TRANSFERED BETWEEN AREAS.

COOPER CARRY
ARCHITECTS
©Copyright 1998

ATLANTA, GA - ALEXANDRIA, VA.
112
South Alfred Street
Suite 200
Alexandria
Virginia
22314

No.	Drawing Issue Description	Date

TOWN & COUNTRY

GENERAL
DEVELOPMENT PLAN
EXHIBIT - C

LAND USE PLAN
SHEET 2A

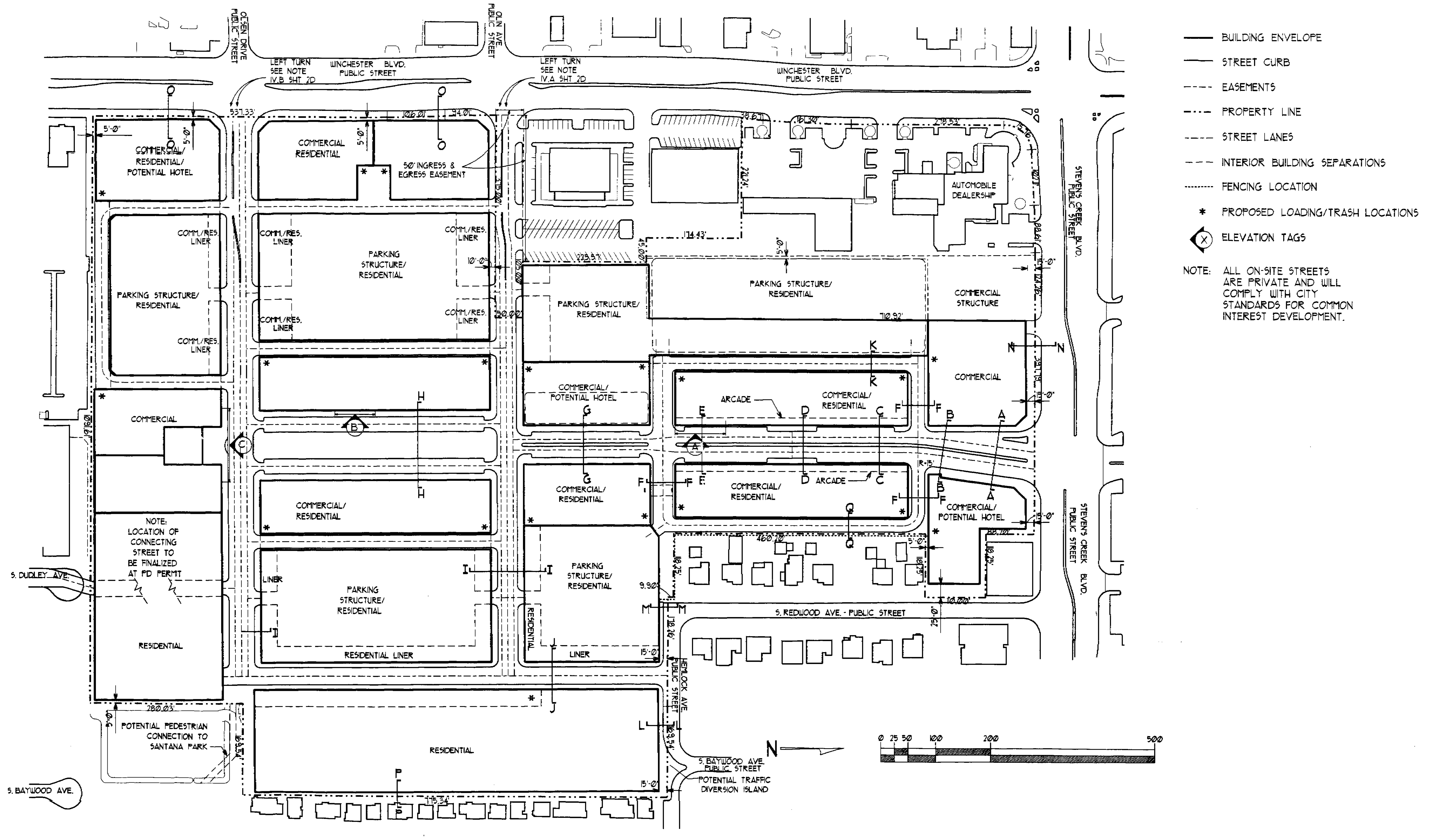
CEI
JL 08 1
OF SAN J
G DEPAR

	96130.02
Principal-in-Charge	Project No.
	AS NOTED
Project Director	Scale
	JULY 6, 1998
Project Architect	Date
Project Manager	
	2A OF 7
Drawn By	Drawing No.
File Path	
File Plot Date	

3
6

BEST AVAILABLE COPY

97-086


WINCHESTER BLVD. PUBLIC STREET
OLSEN DRIVE PUBLIC STREET
OLIN AVE PUBLIC STREET
LEFT TURN SEE NOTE IV.B SHT 2D
LEFT TURN SEE NOTE IV.A SHT 2D
STEVEN'S CREEK BLVD. PUBLIC STREET
S. REDWOOD AVE. - PUBLIC STREET
HEMLOCK AVE. PUBLIC STREET
S. BAYWOOD AVE. PUBLIC STREET
POTENTIAL TRAFFIC DIVERSION ISLAND
S. DUDLEY AVE.
S. BAYWOOD AVE.
POTENTIAL PEDESTRIAN CONNECTION TO SANTANA PARK
NOTE: LOCATION OF CONNECTING STREET TO BE FINALIZED AT PD PERMIT
COMMERCIAL/ RESIDENTIAL/ POTENTIAL HOTEL
COMMERCIAL RESIDENTIAL
50' INGRESS & EGRESS EASEMENT
PARKING STRUCTURE/ RESIDENTIAL
COMM./RES. LINER
COMMERCIAL
RESIDENTIAL
COMMERCIAL/ RESIDENTIAL
RESIDENTIAL LINER
LINER
COMMERCIAL/ POTENTIAL HOTEL
ARCADE
COMMERCIAL STRUCTURE
AUTOMOBILE DEALERSHIP
N
0 25 50 100 200 500
BUILDING ENVELOPE
STREET CURB
EASEMENTS
PROPERTY LINE
STREET LANES
INTERIOR BUILDING SEPARATIONS
FENCING LOCATION
* PROPOSED LOADING/TRASH LOCATIONS
ELEVATION TAGS

NOTE: ALL ON-SITE STREETS ARE PRIVATE AND WILL COMPLY WITH CITY STANDARDS FOR COMMON INTEREST DEVELOPMENT.

1 CONCEPTUAL SITE PLAN
SCALE: 1" = 100'

COOPER CARRY ARCHITECTS
©copyright 1996

ATLANTA, GA - ALEXANDRIA, VA.
112
South Alfred Street
Suite 200
Alexandria
Virginia
22314

No.	Drawing Issue Description	Date

TOWN & COUNTRY

GENERAL DEVELOPMENT PLAN EXHIBIT - C

SAN JOSE, CALIFORNIA

LAND USE PLAN SHEET B

Principal-in-Charge	Project No. 96130.02
Project Director	Scale AS NOTED
Project Architect	Date JUNE 29, 1998
Project Manager	
Drawn By	Drawing No.
File Path	
File Plot Date	97-036

BEST AVAILABLE COPY

4

u Jun 04 17:2 1998 \\SERVER\PRF\BYERS\HP600.acf \\SERVER\PRF\HP600\astadb2b.prf

DEVELOPMENT STANDARDS

USES

1. USES OF THE C-3 COMMERCIAL ZONING DISTRICT OF THE CITY OF SAN JOSE ZONING ORDINANCE, AS AMENDED THROUGH APRIL 1998, SHALL BE PERMITTED AS A MATTER OF RIGHT IN THIS PLANNED DEVELOPMENT ZONING EXCEPT THOSE USES LISTED BELOW WHICH ARE PROHIBITED:
   - COIN-OPERATED LAUNDRY, SELF-SERVICE DRY CLEANING AND SPONGING/PRESSING SHOPS, OTHER THAN DRY CLEANER SERVICE SHOPS
   - GAS STATIONS, AUTO SALES AND TIRE/BATTERY/ACCESSORY SHOPS
   - PRIVATE CLUBS/LODGES AND GOLF CLUBS
   - VIDEO ARCADES WITH MORE THAN 19 GAMES, BOWLING ALLEYS, NATATORIUMS AND RIDING CLUBS/STABLES.
   - HOSPITALS, SANITARIUMS, CONVALESCENT HOSPITALS, CLINICS, AMBULANCE STATIONS, BLOOD BANKS AND CEMETERIES/ CREMATORIES/ COLUMBARIES/ MORTUARIES
   - HOMELESS SHELTERS, SRO'S, EMERGENCY RESIDENTIAL SHELTERS AND RESIDENTIAL CARE/SERVICE FACILITIES FOR 7 OR MORE PERSONS
   - RESTAURANTS AND NIGHTCLUBS LARGER THAN 9,000 GROSS SQUARE FEET AND LARGE, DESTINATION, NAME-BRAND, ENTERTAINMENT USES, SUCH AS NIKETOWN, HARD ROCK CAFE OR PLANET HOLLYWOOD
   - ALL USES BETWEEN 12:00 MIDNIGHT AND 6:00 A.M., EXCEPT THOSE WITHIN HOTEL FACILITIES
   - RECYCLING FACILITIES, EXCEPT AS INCIDENTAL TO AN ALLOWED PRIMARY USE

   IN ADDITION, SECONDHAND SHOPS, OUTDOOR VENDING, CHILD DROP-OFF CENTERS AND LIVE/WORK USES SHALL BE ALLOWED BY RIGHT IN THOSE AREAS APPROVED BY A PLANNED DEVELOPEMENT PERMIT

2. UNLESS PROHIBITED ABOVE, CONDITIONAL USES OF THE C-3 ZONING DISTRICT OF THE CITY OF SAN JOSE ZONING ORDINANCE, AS AMENDED THROUGH APRIL 1998, SHALL REQUIRE APPROVAL OF A PLANNED DEVELOPMENT PERMIT. IN ADDITION, THE FOLLOWING USES SHALL REQUIRE PLANNED DEVELOPMENT PERMIT APPROVAL:
   - GYMNASIUMS, HEALTH CLUBS, SWIM CLUBS, TENNIS CLUBS AND SKATING RINKS
   - CATERING, EXCEPT AS INCIDENTAL TO AN ALLOWED PRIMARY USE
   - VIDEO ARCADES FOR 19 OR FEWER GAMES OR FEWER THAN 19 VIDEO GAMES INCIDENTAL TO AN ALLOWED PRIMARY USE
   - APPLIANCE REPAIR, EXCEPT AS INCIDENTAL TO AN ALLOWED PRIMARY USE
   - CHILD DAYCARE CENTERS, INCLUDING THOSE LOCATED IN SCHOOL AND/OR CHURCH FACILITIES
   - RETAIL SALES ESTABLISHMENTS WITH TENANT SPACES LARGER THAN 48,000 GROSS SQUARE FEET

3. THE MAXIMUM, CUMULATIVE GROSS BUILDING AREA ALLOWED FOR ALL RESTAURANT, BAR AND NIGHTCLUB USES SHALL NOT EXCEED 80,000 SQUARE FEET AT ANY TIME.

4. A MAXIMUM OF 1,200 RESIDENTIAL UNITS SHALL BE ALLOWED. ALL RESIDENTIAL DEVELOPMENT SHALL BE CONSTRUCTED TO MEET PRIVATE IMPROVEMENT STANDARDS PER COMMON INTEREST SUBDIVISION STANDARDS.

5. RESIDENTIAL USES SHALL INCLUDE A MIX OF CONDOMINIUMS, TOWNHOUSES AND APARTMENTS, AS WELL AS LEASING OFFICES, CLUB HOUSES, POOLS AND OTHER RESIDENTIAL AMENITIES. THE SPECIFIC TYPE AND VARIETY OF UNITS SHALL BE DETERMINED BY AN APPROVED PLANNED DEVELOPMENT PERMIT.

INTERFACES:

1. SINCE THE CHARACTER OF THIS PROJECT IS MIXED-USE IN NATURE, THE ADJACENCY OF NOISE, TRAFFIC OR ODOR-GENERATING ACTIVITIES SUCH AS LOADING AREAS, ACCESS AND CIRCULATION DRIVEWAYS, TRASH AND STORAGE AREAS, AND ROOFTOP EQUIPMENT TO SENSITIVE RESIDENTIAL AND OTHER USES IS ANTICIPATED. SEGREGATION OF THESE USES IS NOT A REQUIREMENT FOR THIS PROJECT. HOWEVER, PARTIAL MITIGATION OF THESE AFFECTS IS ANTICIPATED IN THE DESIGN AND CONSTRUCTION TECHNIQUES OF ALL BUILDINGS THROUGH THE EMPLOYMENT OF A COMBINATION OF INTERNAL LOADING FACILITIES, MASONRY SCREEN WALLS, LANDSCAPING BERMS, BUILDING ORIENTATION, ACTIVITY USAGE LIMITATIONS AND CONSTRUCTION TECHNIQUES.

2. SINCE THIS PROJECT IS MIXED-USE IN CHARACTER WITH SHARED RESIDENTIAL AND COMMERCIAL PARKING FACILITIES, ANY PROPOSED RESTRICTIONS AT THE ACCESS POINTS FOR ANY PARKING FACILITY MUST BE ADDRESSED IN THE CONTEXT OF THE PLANNED DEVELOPMENT PERMIT FOR THESE USES.

3. CITY ORDINANCES GOVERNING LIGHTING, SIGNAGE, LANDSCAPING, AND TRAFFIC STANDARDS SHALL APPLY ON ALL USES FACING WINCHESTER BOULEVARD AND STEVENS CREEK BOULEVARD. STANDARDS FOR THOSE PROJECT FEATURES ON INTERNAL STREETS SHALL BE ADDRESSED IN THE CONTEXT OF THE PLANNED DEVELOPMENT PERMIT.

4. ALL COVERED, UNENCLOSED WALKWAYS ARE TO BE ACCESSIBLE AS PUBLIC PEDESTRIAN WAYS, 24 HOURS A DAY.

ARCHITECTURE/BUILDING ORIENTATION:

1. ARCHITECTURAL DESIGN AND BUILDING MATERIALS ARE SUBJECT TO APPROVAL BY THE DIRECTOR OF PLANNING, BUILDING AND CODE ENFORCEMENT AND SHALL BE OF EQUAL OR SUPERIOR QUALITY TO THOSE SHOWN ON THE BUILDING ELEVATIONS OF SHEET 5, "CONCEPTUAL BUILDING ELEVATIONS" OF THE APPROVED PLAN SET FOR THIS PLANNED DEVELOPMENT ZONING. PDCSH 97-06-036.

2. "NON-ACTIVE BUILDING ELEVATIONS" FACING A STREET WILL INCLUDE DETAILS AND/OR APPROPRIATE ARCHITECTURAL DESIGN CONSISTENT WITH THE SCALE AND STYLE OF ACTIVE STREET FACADES IN THE PROJECT.

3. BECAUSE OF THE VARIETY OF USES WHITHIN THIS PROJECT, THE EXTERIOR BUILDING DESIGN, ROOF STYLE, COLOR, MATERIALS, ARCHITECTURAL FORM AND DETAILING MAY NOT BE CONSISTENT AMONG ALL BUILDINGS. HOWEVER, EACH BUILDING AND EACH FACADE ON THAT BUILDING WILL CONTRIBUTE TO THE PROJECT CHARACTER.

LOADING AND TRASH COLLECTION FACILITIES:

1. LOADING DOCKS MAY BE LOCATED ADJACENT TO RESIDENTIAL STRUCTURES OR PRIVATE REAR YARDS.

2. LOADING AREAS, DOCK AND TRUCK CIRCULATION AISLES WILL BE SEPARATED FROM RESIDENTIAL USES, WHERE POSSIBLE, BY A MASONRY SCREEN WALL OR SIMILAR DEVICE.

3. TWO-WAY ACCESS DRIVEWAYS TO LOADING AREAS AND SERVICE YARDS WILL HAVE A MINIMUM WIDTH OF 24 FEET; AISLES DESIGNED AS FIRE LANES WILL BE A MINIMUM OF 20 FEET.

4. LOADING/TRASH COLLECTION SPACES WILL BE PROVIDED THROUGHOUT THE DEVELOPMENT. LOADING AND TRASH COLLECTION FACILITIES MAY BE SHARED BETWEEN RESIDENTIAL AND COMMERCIAL USES WHEN APPROPRIATE.

5. LOADING ACCESS MAY BE ALLOWED DIRECTLY FROM THE STREET. SUCH ACCESS SHALL BE ADDRESSED IN THE CONTEXT OF THE PLANNED DEVELOPMENT PERMIT AND SHALL INCLUDE ARCHITECTURAL DETAIL AND OTHER SCREENING MEASURES.

MAXIMUM GROSS FLOOR AREA:

MAXIMUM GROSS FLOOR AREA FOR COMMERCIAL USES WILL BE 575,000 SQUARE FEET, INCLUDING ANY THEATER USES, PLUS THAT AREA REQUIRED FOR UP TO TWO 100-ROOM HOTELS. GROSS SQUARE FOOTAGE IS CALCULATED AS SET FORTH IN THE CITY OF SAN JOSE MUNICIPAL CODE SECTION 20.28.620 AS AMENDED THROUGH APRIL 1998 WITH THE ADDITION THAT UNENCLOSED WALKWAYS AND STAIRS SHALL ALSO BE EXCLUDED FROM THE GROSS SQUARE FOOTAGE CALCULATIONS.

MAXIMUM HEIGHT:

MAXIMUM HEIGHT SHALL BE 90 FEET INCLUDING ALL ROOF SCREENS; EQUIPMENT AND APPURTENANCES, EXCEPT FOR STRUCTURES WITHIN 30 FEET OF RESIDENTIALLY ZONED SINGLE-FAMILY DETACHED UNITS, SHALL BE 35 FEET.

MINIMUM SETBACKS:

1. SETBACKS WILL BE 15 FEET FROM PROPOSED STRUCTURES TO PROPERTY LINE ALONG STEVENS CREEK BOULEVARD, 5 FEET ALONG WINCHESTER BOULEVARD AND 25 FEET FROM STRUCTURE-TO-STRUCTURE ADJACENT TO RESIDENTIALLY ZONED, SINGLE-FAMILY DETACHED UNITS EXCEPT AS SPECIFICALLY IDENTIFIED IN THE GENERAL DEVELOPMENT PLAN EXHIBIT C.

2. CANOPIES, LIGHTS, SIGNS, AWNINGS AND OTHER SIMILAR ARCHITECTURAL FEATURES MAY PROJECT INTO SETBACKS IF APPROVED BY A PLANNED DEVELOPMENT PERMIT OR PLANNED DEVELOPMENT PERMIT ADJUSTMENT.

OFF-STREET PARKING:

1. PARKING SPACES AND AISLE WIDTHS WITHIN THIS DEVELOPMENT WILL MEET THE SIZE REQUIREMENTS NOTED IN SECTION 20.12.180 OF THE CITY OF SAN JOSE ZONING ORDINANCE, AS AMENDED THROUGH APRIL 1998, EXCEPT AS SPECIFICALLY IDENTIFIED IN THE GENERAL DEVELOPMENT PLAN EXHIBIT C AND AS NOTED BELOW.
   - A MINIMUM 24-FOOT DRIVE AISLE FOR 90-DEGREE PARKING SHALL BE ALLOWED WITHIN ANY STRUCTURED PARKING GARAGE.

2. AS AN INTERIM USE, SURFACE PARKING MAY BE PERMITTED WITH A PLANNED DEVELOPMENT PERMIT FOR ANY AREA ON WHICH A BUILDING IS ULTIMATELY PROPOSED.

3. ON-SITE PARKING FOR THE PROJECT SHALL CONFORM WITH THE CITY'S ZONING CODE, AS AMENDED THROUGH APRIL 1998, AND RESIDENTIAL DESIGN GUIDELINES FOR MIXED USE PROJECTS WITH THE ABILITY TO ACCOMMODATE SHARED AND/OR ALTERNATING PARKING ARRANGEMENTS BASED ON A PARKING ANALYSIS FOR SPECIFIC USES AND RESIDENTIAL UNIT TYPES AND APPROVED BY A PLANNED DEVELOPMENT PERMIT.

CIRCULATION:

1. ON-SITE VEHICULAR ACCESS SHALL BE ACCOMMODATED ALONG INTERNAL STREET AND DRIVEWAY NETWORKS. SHOULD THE SITE BE SUBDIVIDED, EACH SITE WILL SHARE THE PRIVATE CIRCULATION SYSTEM COMMON TO ALL SITES.

2. SIDEWALKS SHALL BE PROVIDED WITHIN THE PUBLIC RIGHT-OF-WAY AS SHOWN. INTERNAL SIDEWALK NETWORKS WILL PROVIDE ACCESS TO PUBLIC SPACES AND CONNECTION POINTS TO ADJACENT SITES AND THE PUBLIC SIDEWALK NETWORK. PROVISIONS WILL BE MADE TO INTEGRATE PRIVATE PEDESTRIAN NETWORKS WITH PUBLIC SIDEWALKS.

COOPER CARRY
ARCHITECTS
©Copyright 1998

ATLANTA, GA - ALEXANDRIA, VA.
112
South Alfred Street
Suite 200
Alexandria
Virginia
22314

No.	Drawing Issue Description	Date

TOWN & COUNTRY

GENERAL
DEVELOPMENT PLAN
EXHIBIT - C

SAN JOSE, CALIFORNIA

LAND USE PLAN
SHEET C

Principal-in-Charge
Project No. 96130.02
Project Director
Scale AS NOTED
Project Architect
Date JULY 1,1998
Project Manager
Drawing No. 2C OF 7
Drawn By
File Path
File Plot Date
97-036

5

BEST AVAILABLE COPY

GENERAL DEVELOPMENT PLAN NOTES

Town & Country Shopping Center Redevelopment Project
File No: PDCSH 97-06-036

1. Mitigation for Geologic and Seismic Impacts

a. All buildings and structures shall be designed to conform to Uniform Building Code Zone 4 guidelines.

b. A design-level geo-technical/foundation investigation shall be completed to address the geologic hazards on the site. This investigation shall be completed prior to the approval Grading Permits for the specific buildings and structures. New buildings and structures shall be designed in accordance with the recommendations of this report.

1. Mitigation for Hydrology and Water Quality Impacts

a. The project shall comply with the NPDES General Construction Activity Storm Water Permit, administered by the State Regional Water Quality Control Board. Prior to construction grading, the applicant shall file a Notice of Intent (NOI) to comply with the General Permit and shall prepare a Storm Water Pollution Prevention Plan (SWPPP), which addresses measures that will be implemented to control construction and post-construction runoff. The following measures shall be included in the SWPPP:

(i) No non-storm water discharges shall be made to the storm water system.

(ii) Monitoring of discharges to the storm water system.

b. The project shall submit a copy of the draft SWPPP to the City of San Jose, Department of Public Works for review and approval prior to the issuance of a Grading Permit.

c. The project grading plans shall conform to the drainage and erosion control standards adopted by the City of San Jose and shall be approved by the City Public Works Department. The following specific measure shall be implemented to prevent storm water pollution during construction:

(i) Restriction of grading to the dry season (April-October) or use of Best Management Practices for wet season erosion control.

d. The project developer shall install filter inlet inserts in all new and existing storm drainage inlets on the project site. These filters shall be installed, maintained, and replaced by a qualified consultant hired by the property owner. Copies of all inspection and maintenance records shall be provided to the City upon request.

e. The project developer shall implement a maintenance program for these filter inlet inserts that includes, but is not limited to, the following measures:

(i) The filter inlet inserts shall be installed by a qualified individual in conformance with the manufacturer's specifications. Installation records shall be maintained by the project developer and any subsequent property owners.

(ii) The property owner must keep a record available for inspection on the project site of all inspections and maintenance of the filter inlet inserts.

(iii) Paved surfaces subject to runoff should be swept regularly during dry periods to remove dirt, silt, or other loose debris.

(iv) The filter inlet inserts shall be inspected monthly between September and April of each year, and the absorbent material shall be replaced by a qualified individual, as necessary, to ensure that the filters are functioning properly.

(v) The absorbent material shall be replaced by a qualified individual in conformance with the manufacturer's specifications. Care shall be taken to avoid spilling the contaminated material into the drainage system.

(vi) Used absorbent material shall be disposed of in conformance with all applicable City, state, and federal regulations.

(vii) The property owner shall keep a sufficient amount of absorbent material on hand to replace the amount of installed absorbent plus a reserve to handle emergencies.

3. Mitigation for Impacts to Archaeological and Cultural Resources

In the event that archaeological traces are encountered, all construction within a 100-foot radius of the find shall be halted, the Director of Planning shall be notified, and an archaeologist shall be retained to examine the find and make appropriate recommendations to the Director of Planning.

If human remains are discovered, the Santa Clara County Coroner shall be notified. The Coroner shall determine whether or not the remains are Native American. If the Coroner determines that the remains are not subject to his authority, he shall notify the Native American Heritage Commission, who shall attempt to identify descendants of the deceased Native American.

If the Director of Planning finds that the archaeological find is not a significant resource, work shall resume only after the submittal of a preliminary archaeological report and after provisions for reburial and ongoing monitoring are accepted. Provisions for identifying descendants of a deceased Native American and for reburial would follow the protocol set forth in "Appendix K" of the *CEQA Guidelines*. If the site is found to be a significant archaeological site, a mitigation program will be prepared and submitted to the Director of Planning for consideration and approval in conformance with the protocol set forth in "Appendix K" of the *CEQA Guidelines*.

A final report shall be prepared when a find is determined to be a significant archaeological site, and/or when Native American remains are found on the site. The final report shall include background information on the completed work, a description and list of identified resources, the disposition and duration of these resources, any testing, other recovered information, and conclusions.

4. Mitigation for Short-term Air Quality Impacts due to Construction Activities

The following measures shall be implemented during demolition of the existing structures and during all phases of construction to minimize short-term air quality impacts:

a. During demolition, dust-proof chutes will be used, whenever possible, for loading construction debris onto trucks.

b. During demolition, watering will be used to control dust generation of structures and the break-up of pavement materials.

c. Internal haul roads shall be paved, sealed, or stabilized to control dust from truck traffic. Paved haul roads shall be regularly swept and cleaned to remove accumulated dust and debris.

d. The recycling of demolition materials is encouraged as it would reduce the number of truck trips to the site during construction. It is possible that materials from the demolition of the existing shopping center buildings and pavement could be recycled after being crushed on the project site. The use of a crusher device on the site is subject to regulation by the BAAQMD.

e. All active construction areas shall be watered twice daily, or more often if necessary. Increased watering frequency shall be required whenever wind speeds exceed 15 miles-per-hour.

f. Pave, apply water three times daily, or apply non-toxic soil stabilizers on all unpaved access roads and parking and staging areas at construction sites.

g. Cover stockpiles of debris, soil, sand, and any other materials that can be windblown. Trucks transporting these materials shall be covered.

h. Damp sweep daily, or more often if necessary, all paved construction areas and adjacent streets of dust and debris.

i. Subsequent to clearing, grading, or excavating, exposed portions of the site shall be watered, landscaped, treated with soil stabilizers, or covered as soon as possible. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas and previously graded areas inactive for ten days or more.

j. Traffic speeds shall not exceed 15 m.p.h. on unpaved roads.

k. Installation of sandbags or other erosion control measures to prevent silt runoff to public roadways.

l. Replanting of vegetation in disturbed areas as soon as possible after the completion of construction.

5 Mitigation for Construction Noise Impacts

The following measures shall be implemented during all phases of construction on the project site:

a. Demolition and construction activities on- or off-site, within 500 feet of sensitive receptors, such as residential development, shall be restricted to the hours of 7 AM to 7 PM Monday through Friday, non-holidays only.

b. All internal combustion engine for construction equipment used on the site shall be properly muffled and maintained.

c. All stationary, noise-generating construction equipment, such as air compressors and portable power generators, shall be located as far as practical from existing residences and businesses.

d. The Director of Planning and residential neighborhoods proximately located to the project site shall be notified in writing by the developer of the construction schedule at least seven days prior to the start of construction.

e. A noise disturbance coordinator shall be designated who is responsible for responding to complaints about construction noise. The telephone number of the disturbance coordinator shall be posted in a conspicuous place at the construction site and shall also be included in the notice sent to neighbors and the Director of Planning regarding the construction schedule.

6. Mitigation for Post-Construction Noise Impacts

Prior to the approval of any Planned Development Permits for the project, a detailed acoustical analysis shall be prepared and the recommendations for noise attenuation shall be incorporated into the design of the residential buildings proposed for the project site to reduce the interior noise levels to 45 dBA, in accordance with City *General Plan* policies. Design features that could provide noise attenuation include sound-rated windows, forced-air mechanical ventilation, and special building construction techniques such as insulation and sound-proofing.

7. Mitigation to Potential Sanitary Sewer Service Impacts

Should it be determined prior to the issuance of a Planned Development Permit that the existing sanitary sewer system does not contain sufficient capacity to serve the project, the project shall implement some or all of the following mitigation measures, as necessary:

a. Up-size the existing eight-inch sanitary sewer line that runs from Stevens Creek Boulevard to the existing 10-inch sanitary sewer line in the adjacent Valley Fair Mall.

b. Redesign of the project to connect to both the existing 10-inch sewer line at Valley Fair Mall and the six-inch line that runs under Interstate 280 from Dudley Avenue to Moorpark Avenue.

c. Up-size the existing 10-inch sanitary sewer line that runs through Valley Fair mall from Stevens Creek Boulevard to Forest Avenue.

d. Construct a new sanitary sewer line along Winchester Boulevard from the project site to Forest Avenue.

8. Mitigation for Impacts to Burrowing Owls

In conformance with federal and state regulations regarding the protection of raptors, a pre-construction survey for burrowing owls shall be completed in accordance with appropriate protocols no more than 30 days prior to the start of any phase of construction on the vacant portion of the site. If burrowing owls are not located during these surveys, then no additional action shall be warranted.

However, if breeding or resident owls are located on, or immediately adjacent to the project site, a construction-free buffer zone around the active burrow shall be established as determined by the ornithologist, in consultation with the California Department of Fish and Game (CDFG). No construction activities shall proceed that will disturb breeding owls.

If resident or breeding owls are located on the project site during pre-construction surveys, a site-specific mitigation plan shall be prepared. This plan shall include: performing any construction in the vicinity of the nests outside the breeding season; establishing a construction-free buffer zone around the nest. Construction shall only proceed after owl chicks have fledged and are independent of any immediate nesting area. No construction activities shall proceed that will disturb breeding owls.

Any relocation site(s) shall be monitored at least three times during the breeding season, and for a period of three years following the relocation. Monitoring results shall be provided to the CDFG and the U.S. Fish and Wildlife Service as part of the Permit requirements.

The project shall make a monetary contribution of $5,000 toward enhancement of permanent, future burrowing owl habitat. Any owls living on-site construction activities. On-site habitat to be maintained and owls protected from harassment until such time as the development of Area 3 and easterly portion of Area 2 occurs.

9. Mitigation for the Removal of Existing Trees on the Project Site

All trees that are removed shall be replaced by new trees at the following ratios based on the trunk size of the existing trees:

Diameter of Existing Tree	# of Replacement Trees	Size of Replacement Trees
≥ 18-inch Diameter	Four	24-inch Box
12-17-inch Diameter	Two	24-inch Box
< 12-inch Diameter	One	15-gallon

10. Mitigation for Hazardous Material Impacts

Prior to the issuance of a Planned Development Permit, for development of any portion of the site currently occupied by the Courtesy Chevrolet auto dealership, a detailed site assessment shall be conducted on the portion of that site that is proposed for development. The proposed project shall identify and implement remediation measures as necessary to reduce potential health risks in conformance with City, state, and federal regulations.

Prior to issuance of a PD permit for the development on a portion of the project site that is subject to a Removal Action Workplan (RAW), the RAW will be developed in conjunction with the Department of Toxic Substances Control and the City of San Jose requirements.

11. Mitigation for Transportation Impacts

I. Stevens Creek Boulevard and Monroe Street: Prior to the issuance of any Building Permits, the developer shall enter into and comply with the terms of a Construction Agreement for the construction of the following improvements at the intersection of Stevens Creek Boulevard and Monroe Street:

a. The addition of a fourth eastbound through-lane on Stevens Creek Boulevard, requiring the removal and reconstruction of the existing curb, gutter, and sidewalk, and the re-paving and re-striping of the west and east approaches in the eastbound direction.

b. The acquisition of 10 feet of right-of-way along the south side of Stevens Creek Boulevard over a distance of approximately 600 linear feet west of Monroe Street to the Southbound on-ramp to Interstate 880. The additional through-lane, described above, will transition into a second lane to the southbound on-ramp to Interstate 880.

II. Winchester Boulevard and Moorpark Avenue: Prior to the issuance of any Building Permits, the developer shall enter into and comply with the terms of a Construction Agreement for the construction of the following improvements at the intersection of Winchester Boulevard and Moorpark Avenue:

a. Improvement of the west-leg of the intersection, on Moorpark Avenue, to include the addition of a second exclusive left-turn lane and the conversion of the existing, shared through- and left-turn-lane to an exclusive through-only lane.

III. Stevens Creek and Winchester Boulevards: Prior to the issuance of any Building Permits, the developer is required to deposit funds with the City of San Jose in the amount of 50-percent of the estimated cost at that time for improvements at the intersection of Stevens Creek and Winchester Boulevards. These improvements consist of the following:

a. Modifications to the north-leg of the intersection, on Winchester Boulevard, to include the addition of a second southbound left-turn lane. The north-leg of this intersect is located wholly within the City of Santa Clara.

b. Modifications to the south-leg of the intersection, on Winchester Boulevard, to include the addition of a second northbound left-turn lane. The south-leg of this intersection is located wholly within the City of San Jose.

Estimated costs of these improvements and modifications shall be based on 95-percent improvement plans or on plans determined to be adequate by the Director of Public Works.

Within five years of receipt, the City of San Jose shall forward these funds to the City of Santa Clara provided that Cooperation Agreements and agreements to construct the improvements have been executed which include the terms listed below. If the funds have not been spent in conformance with this Planned Development Zoning at the end of five years from the City of San Jose's receipt of these funds, the applicant has no further obligation to provide the mitigation under this Zoning and the money shall be refunded.

Terms: The City of Santa Clara has entered into a Cooperation Agreement with the City of San Jose for Santa Clara to construct the improvements consistent with the scope of the improvements set forth in this permit, and for San Jose and Santa Clara to evaluate the near and far term traffic impacts of projects within their respective jurisdictions on the neighboring City using mutually acceptable methodologies, and for San Jose and Santa Clara to use their best efforts to appropriately evaluate projects within their respective jurisdictions and to mitigate impacts in the neighboring City.

IV. a. Prior to the issuance of a Public Works Clearance, the developer shall enter into a Construction Agreement to provide at the intersection of Olin Avenue and Winchester Boulevard, double left turning lanes from southbound Winchester Boulevard, provided those improvements can be constructed within the existing right of way.

b. Prior to the issuance of a Public Works Clearance, the developer shall enter into a Construction Agreement to provide at the intersection of Olsen Drive and Winchester Boulevard, double left turning lanes from southbound Winchester Boulevard, provided those improvements can be constructed within the existing right of way.

c. The project shall include a traffic diversion measure in the vicinity of Baywood and Hemlock Avenues to prevent project-related automobile traffic from circulating through existing residential neighborhoods east of the project site.

V. Prior to the occupancy of any building covered by this Planned Development zoning and prior to the occupancy of any new retail building at the adjacent Valley Fair Mall, approved through Site Development Permit HSH 97-02-012, a plan implementing shuttle service between the two projects shall be adopted to the satisfaction of the Director of Planning. Shuttle vehicles shall employ a non-polluting power source, such as propane or electricity, in lieu of conventional gasoline or diesel powered vehicles.

VI. Prior to the issuance of any Planned Development Permit, the developer shall contribute to the City of San Jose $300,000 toward a study to analyze freeway and interchange improvements in the project vicinity to the satisfaction of the Director of Public Works.

12. Open Space Requirements

I. The developer is required to meet the requirements of the City's Parkland Dedication Ordinance (PDO) in effect at the time of the issuance of a Tentative Map to the satisfaction of the Director of Public Works. Credit for private recreation areas shall be in accordance with the PDO and does not require that these areas be at grade.

II. Prior to the issuance of any Planned Development Permit, the developer shall secure a minimum of 30,000 square feet of off-site public parkland located adjacent to the project site and Santana Park to the satisfaction of the Director of Public Works. Should the developer be unable to secure the property, the developer shall provide sufficient funds to fully reimburse the City of San Jose for the cost of acquisition and improvements, including any costs associated with condemnation proceedings to the satisfaction of the Director of Public Works. Credit toward the developer's PDO obligation for meeting this condition shall be consistent with the PDO.

III. Prior to the issuance of any Planned Development Permit, the developer shall provide a minimum of 20,000 square feet of on-site public parkland located at the southeast corner of the site to provide an unobstructed connection to Santana Park and the new off-site parkland, referenced in 12.III., above, to the satisfaction of the Director of Public Works.

IV. In addition to the parkland identified in items 12.II. and 12.III., above, the developer shall provide a minimum of 50,000 gross square feet of improved on-site recreational space. Open space located between commercial uses and/or along primary commercial streets shall be in addition to this 50,000-square-foot requirement. Improvements shall be the same or higher quality than that shown on the "Conceptual Park plans" (Sheets 7A and 7B of the approved zoning for PDCSH97-06-036) to the satisfaction of the Director of Planning. These improved recreation areas shall be retained in private ownership and the property owner shall assume the responsibility for funding the long-term maintenance and capital costs associated with the improvements. Credit toward the developer's PDO obligation for meeting this condition shall be consistent with the PDO.

V. Prior to the issuance of any Tentative Map, the developer shall submit plans acceptable to the Director of Public Works for all improvements on lands to be dedicated to the City of San Jose. These improvements will be subject to a turnkey agreement between the developer and the City.

The "Conceptual Park Plans" 7A and 7B of 7, dated June 4, 1998, prepared by the developer are hereby incorporated into the General Development Plan. The developer shall receive full acre for acre credit for private recreation open space against any applicable city requirement for dedication of land for park purposes. Furthermore, the developer shall receive dollar for dollar credit for the costs of improvement of those same sites against any city requirement for payment of fees for park purposes.

The construction of Rosewalk Gardens is subject to acquisition of adequate fee or easement interest in the land from PAC Bell, by the City of San Jose using the developer's fees paid to the city concerning park purpose requirements.

GENERAL NOTES

Water Pollution Control Plant Notice
Pursuant to Chapter 15.12 of the San Jose Municipal Code, no vested right to a Building Permit shall accrue as the result of the granting of any land development approvals and applications when and if the City Manager makes a determination that the cumulative sewage treatment demand on the San Jose-Santa Clara Water Pollution Control Plant represented by approved land uses in the area served by said Plant will cause the total sewage treatment demand to meet or exceed the capacity of the San Jose-Santa Clara Water Pollution Control Plant to treat such sewage adequately and within the discharge standards imposed on the City by the State of California Regional Water Quality Control Board for the San Francisco Bay region. Substantive conditions designed to decrease sanitary sewage associated with any land use approval may be imposed by the approving authority.

COOPER CARRY
ARCHITECTS
©Copyright 1998

ATLANTA, GA - ALEXANDRIA, VA.
112
South Alfred Street
Suite 200
Alexandria
Virginia
22314

No.	Drawing Issue Description	Date

TOWN & COUNTRY

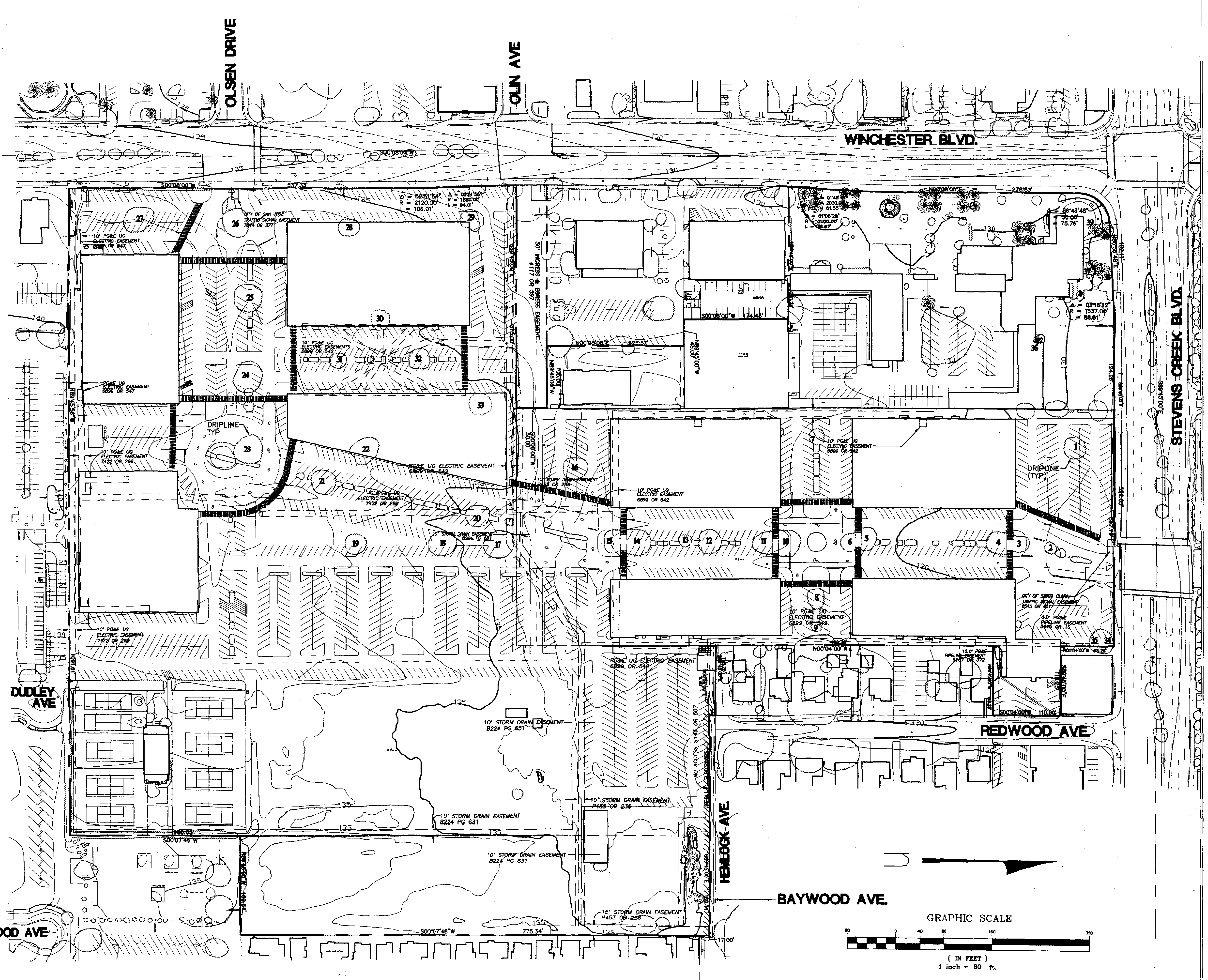
SAN JOSE, CALIFORNIA

LAND USE PLAN
SHEET D

BEST AVAILABLE COF

Principal-in-Charge
Project No. 96130.02
Project Director
Scale AS NOTED
Project Architect
Date JUNE 29, 1998
Project Manager
6
2D OF 7
9
Drawn By
Drawing No.
File Path
97-038
File Plot Date

TREE NO.	COMMON NAME	SCIENTIFIC NAME	DIAMETER (INCHES)	CONDITION / TREE HEALTH	RECOMMEND
1	Coast live oak	*Quercus agrifolia*	25	Good	Remove
2	Blue spruce	*Picea pungens*	14	Fair	Remove
3	Juniper	*Juniperus sp.*	15	Good; lg. shrub	Remove
4	Coast live oak	*Quercus agrifolia*	25	Good	Transplant
5	Coast live oak	*Quercus agrifolia*	22	Fair	Transplant
6	Juniper	*Juniperus sp.*	9	Good	Remove
7	Canary island pine	*Pinus canariensis*	16	Good	Remove
8	Silk oak	*Grevillea robusta*	21	Fair; damage to trunk	Remove
9	Privet	*Ligustrum lucidum*	8, 8, 8, 9	Poor; heavily pruned	Remove
10	Canary island pine	*Pinus canariensis*	30	Fair; freeze damage	Remove
11	Coast live oak	*Quercus agrifolia*	20	Good	Transplant
12	Coast live oak	*Quercus agrifolia*	25	Fair; gaps in foliage	Remove
13	Coast live oak	*Quercus agrifolia*	15	Fair	Remove
14	Coast live oak	*Quercus agrifolia*	26	Good	Save
15	Canary island pine	*Pinus canariensis*	27	Fair; gaps in crown	Save
16	Coast live oak	*Quercus agrifolia*	22	Good	Transplant
17	Coast live oak	*Quercus agrifolia*	35	Good	Save
18	Coast live oak	*Quercus agrifolia*	28	Good	Save
19	Coast live oak	*Quercus agrifolia*	18	Fair; heavy pruning	Save
20	Coast live oak	*Quercus agrifolia*	24	Good	Transplant
21	Coast live oak	*Quercus agrifolia*	25	Good	Transplant
22	Coast live oak	*Quercus agrifolia*	32	Fair; bldg. constructed around tree	Transplant
23	Coast live oak	*Quercus agrifolia*	23	Good	Transplant
24	Coast live oak	*Quercus agrifolia*	28	Good/Fair	Transplant
25	Coast live oak	*Quercus agrifolia*	32	Good	Transplant
26	Coast live oak	*Quercus agrifolia*	28	Good	Transplant
27	Coast live oak	*Quercus agrifolia*	30	Good	Remove
28	Coast live oak	*Quercus agrifolia*	18	Fair; bldg. constructed around tree	Transplant
29	Coast live oak	*Quercus agrifolia*	24	Fair; damage to trunk	Remove
30	Coast live oak	*Quercus agrifolia*	22	Fair; trunk growing inside office	Remove
31	Coast live oak	*Quercus agrifolia*	17	Fair; heavy pruning	Remove
32	Coast live oak	*Quercus agrifolia*	20	Fair; pruning	Save
33	Coast live oak	*Quercus agrifolia*	22	Fair; building constructed around tree	Transplant
34	Poplar	*Populus nigra var. italica*	40	Fair; heavily pruned, many suckers	Remove
35	Poplar	*Populus nigra var. italica*	21	Fair; heavily pruned, many suckers	Remove
36	Washington fan palm	*Washingtonia filifera*	23	Good	Save
37	Date palm	*Phoenix sp.*	31	Good; recent planting	Save
38	Date palm	*Phoenix sp.*	30	Good; recent planting	Save
39	Date palm	*Phoenix sp.*	25	Good; recent planting	Save
40	Date palm	*Phoenix sp.*	29	Good; recent planting	Save



COOPER CARRY
ARCHITECTS

©Copyright 1996

ATLANTA, GA — ALEXANDRIA, VA.
112
South Alfred Street
Suite 200
Alexandria
Virginia
22314

R+G
RUTH AND GOING, INC.

• Engineering • Land Surveying
• Architecture • Planning
1630 Zanker Road., San Jose, Ca. 95112 (408) 452-5700

No.	Drawing Issue Description	Date
1	GDP RESUBMITTAL	6 APR 98

TOWN & COUNTRY

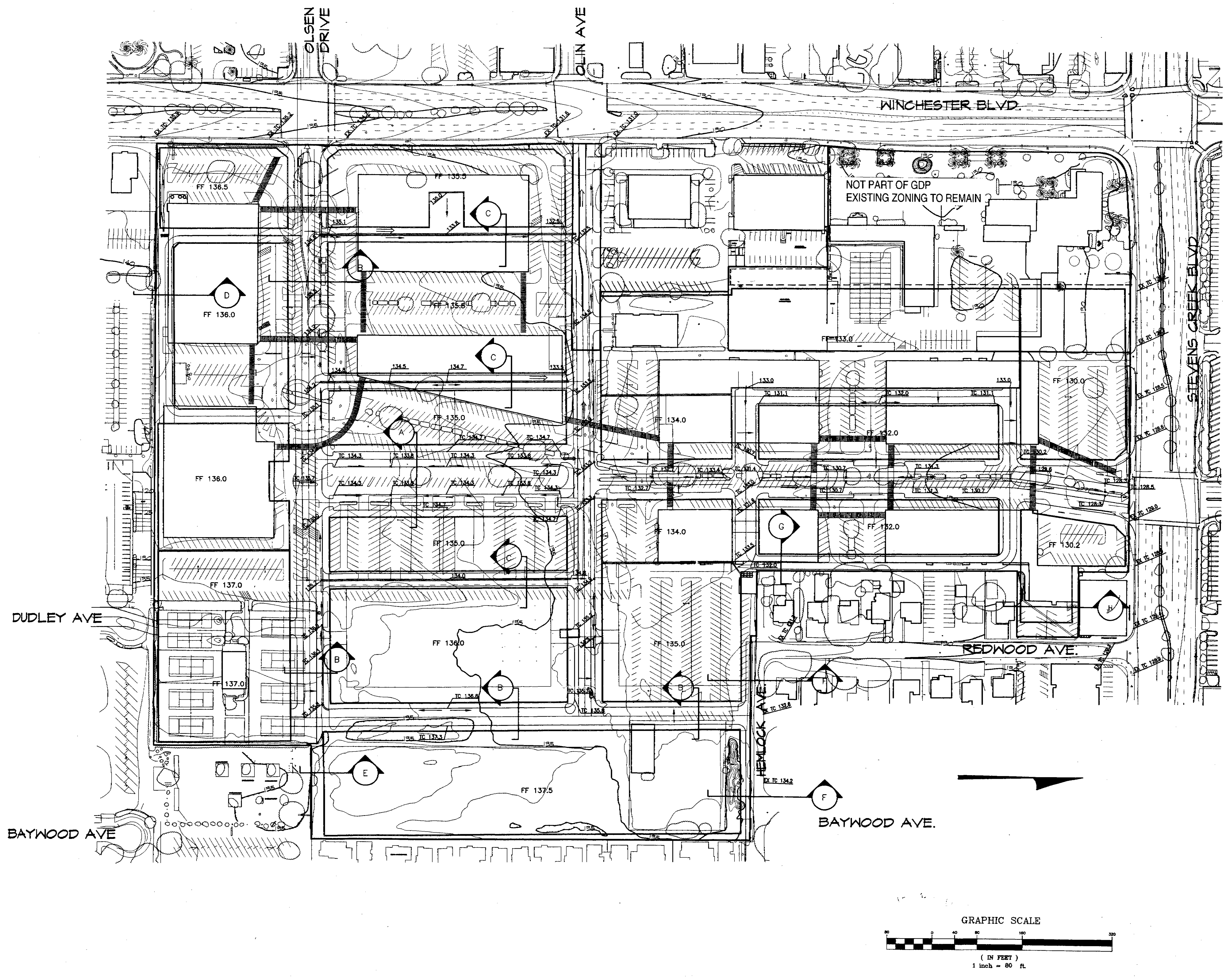
SAN JOSE, CALIFORNIA

EXISTING
SITE
CONDITIONS

BEST AVAILABLE COPY

Principal-in-Charge	96130.02 Project No.
Project Director	1" = 80' Scale
Project Architect	JUNE 29, 1998 Date
Project Manager	
Drawn By	3 OF 7 Drawing No.
File Path	97-036
File Plot Date	

7
20


WINCHESTER BLVD.
STEVENS CREEK BLVD
OLSEN DRIVE
OLIN AVE
DUDLEY AVE
BAYWOOD AVE
BAYWOOD AVE.
REDWOOD AVE.
HEMLOCK AVE
NOT PART OF GDP
EXISTING ZONING TO REMAIN
FF 136.5
FF 136.0
FF 136.0
FF 137.0
FF 137.0
FF 135.5
FF 135.8
FF 135.0
FF 135.0
FF 136.0
FF 137.5
FF 133.0
FF 134.0
FF 134.0
FF 132.0
FF 132.0
FF 135.0
FF 130.0
FF 130.2
A
B
C
D
E
F
G
H
GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.
80
0
40
80
160
320

COOPER CARRY ARCHITECTS
©Copyright 1996

ATLANTA, GA — ALEXANDRIA, VA
112
South Alfred Street
Suite 200
Alexandria
Virginia
22314

R+G
RUTH AND GOING, INC.
• Engineering • Land Surveying
• Architecture • Planning
1630 Zanker Road, San Jose, Ca. 95112 (408) 452-5700

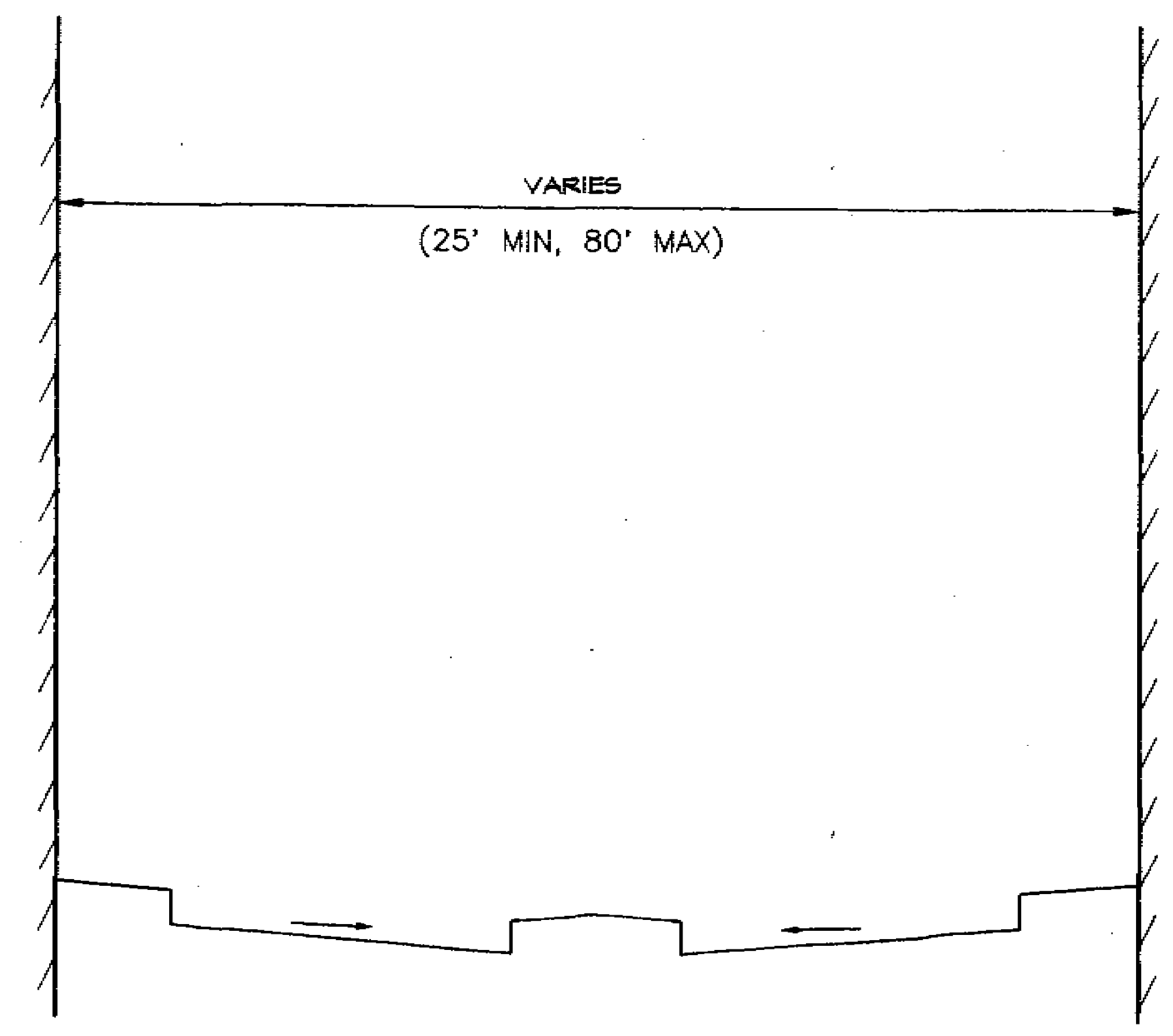
No	Drawing Issue Description	Date
1	GDP RESUBMITTAL	6 APR 98

TOWN & COUNTRY

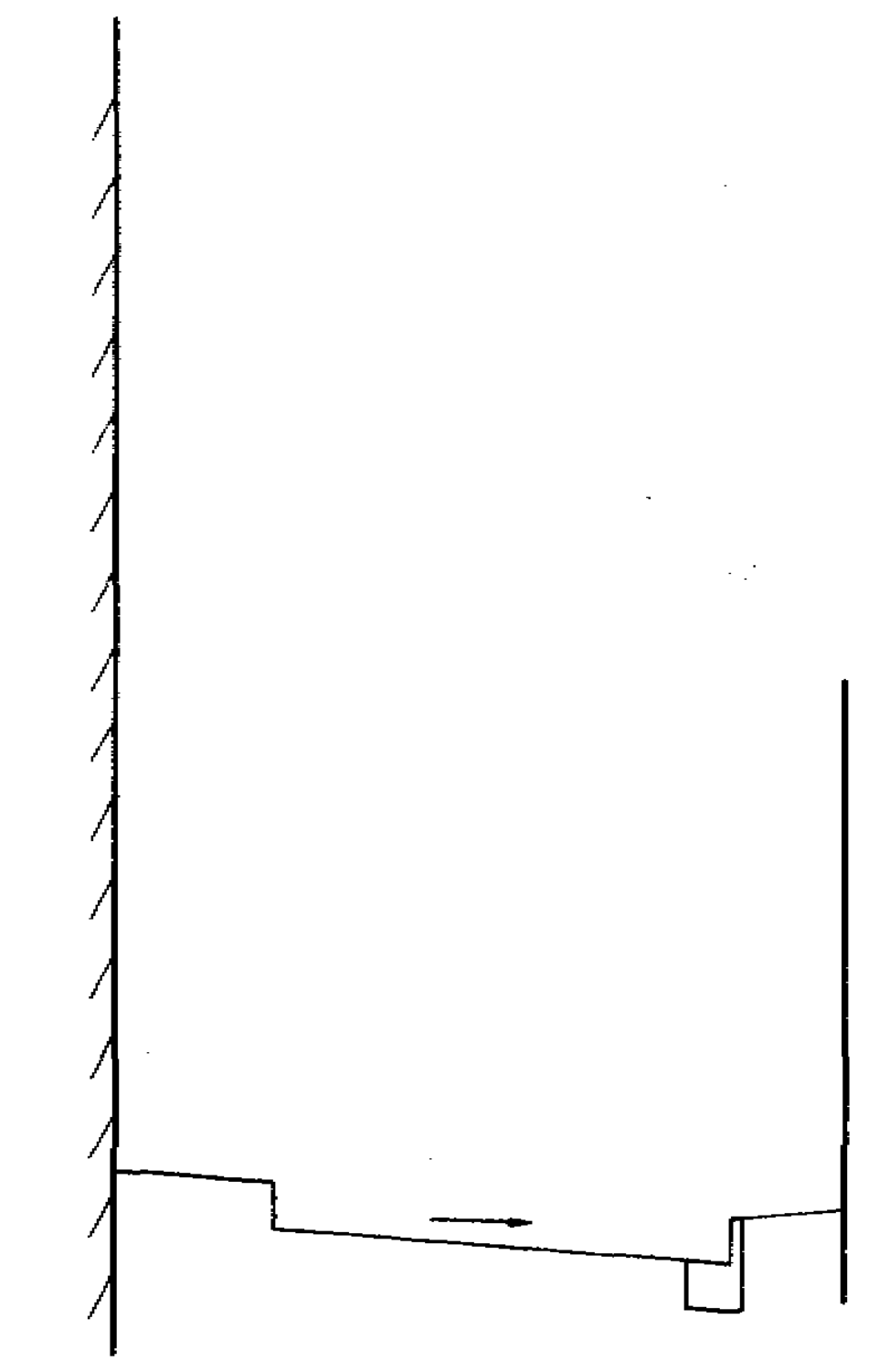
CONCEPTUAL GRADING AND DRAINAGE PLAN

BEST AVAILABLE COPY

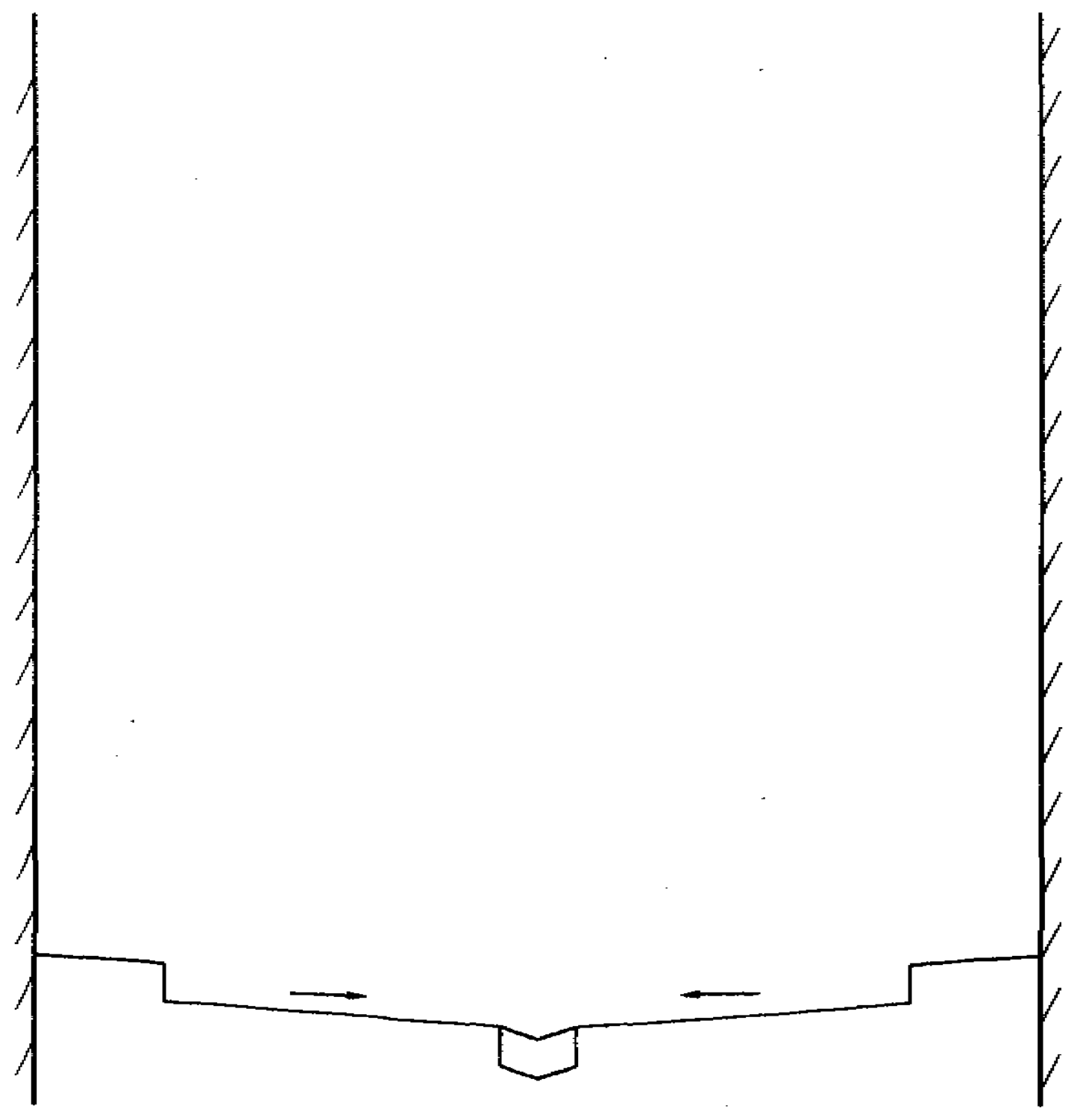
Principal-in-Charge	96130.02 Project No.
Project Director	1" = 80' Scale
Project Architect	JUNE 29, 1998 Date
Project Manager	6
Drawn By	4A OF 7 4 Drawing No.
File Path	
File Plot Date	97-036



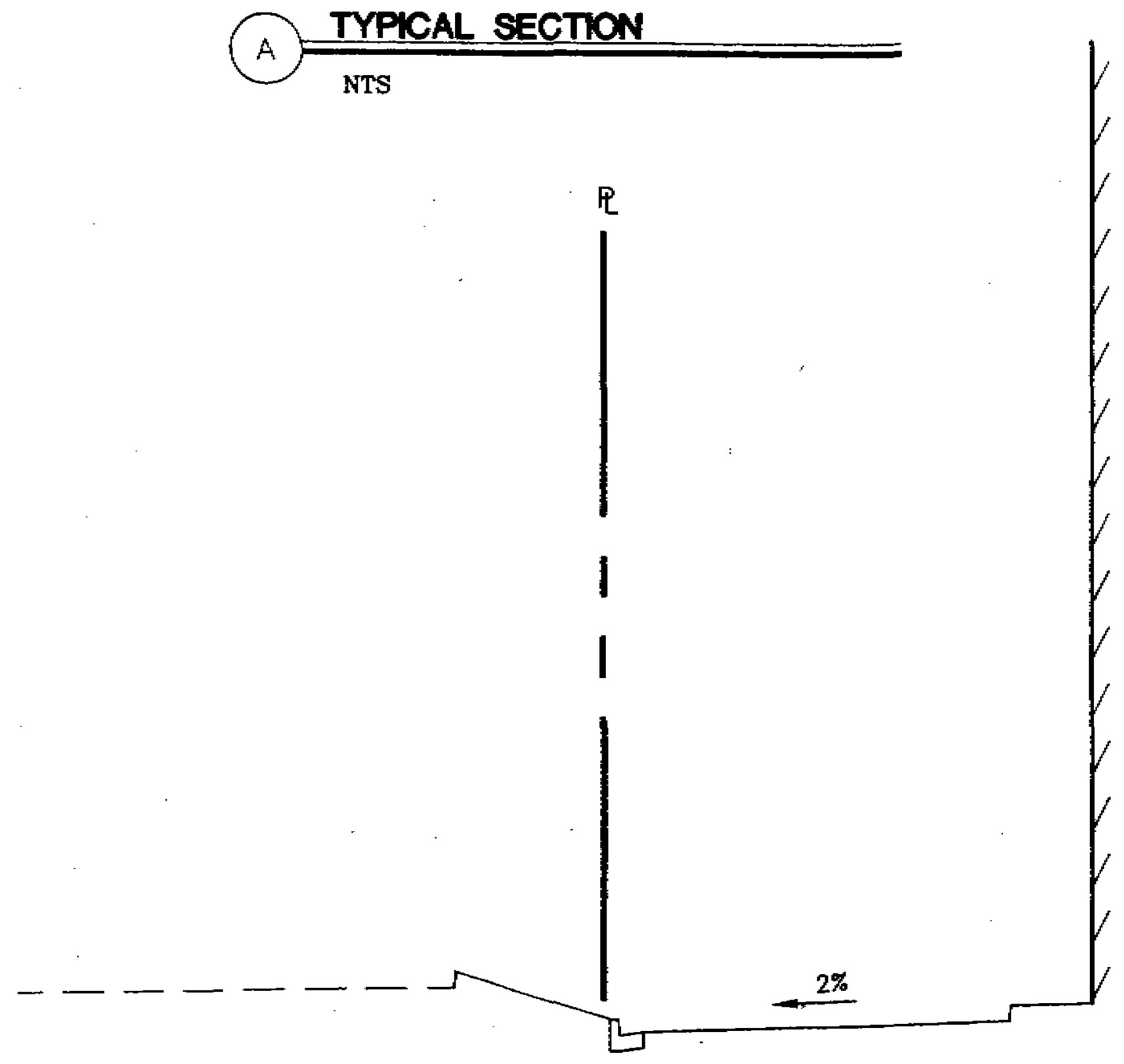
(A) **TYPICAL SECTION**
NTS



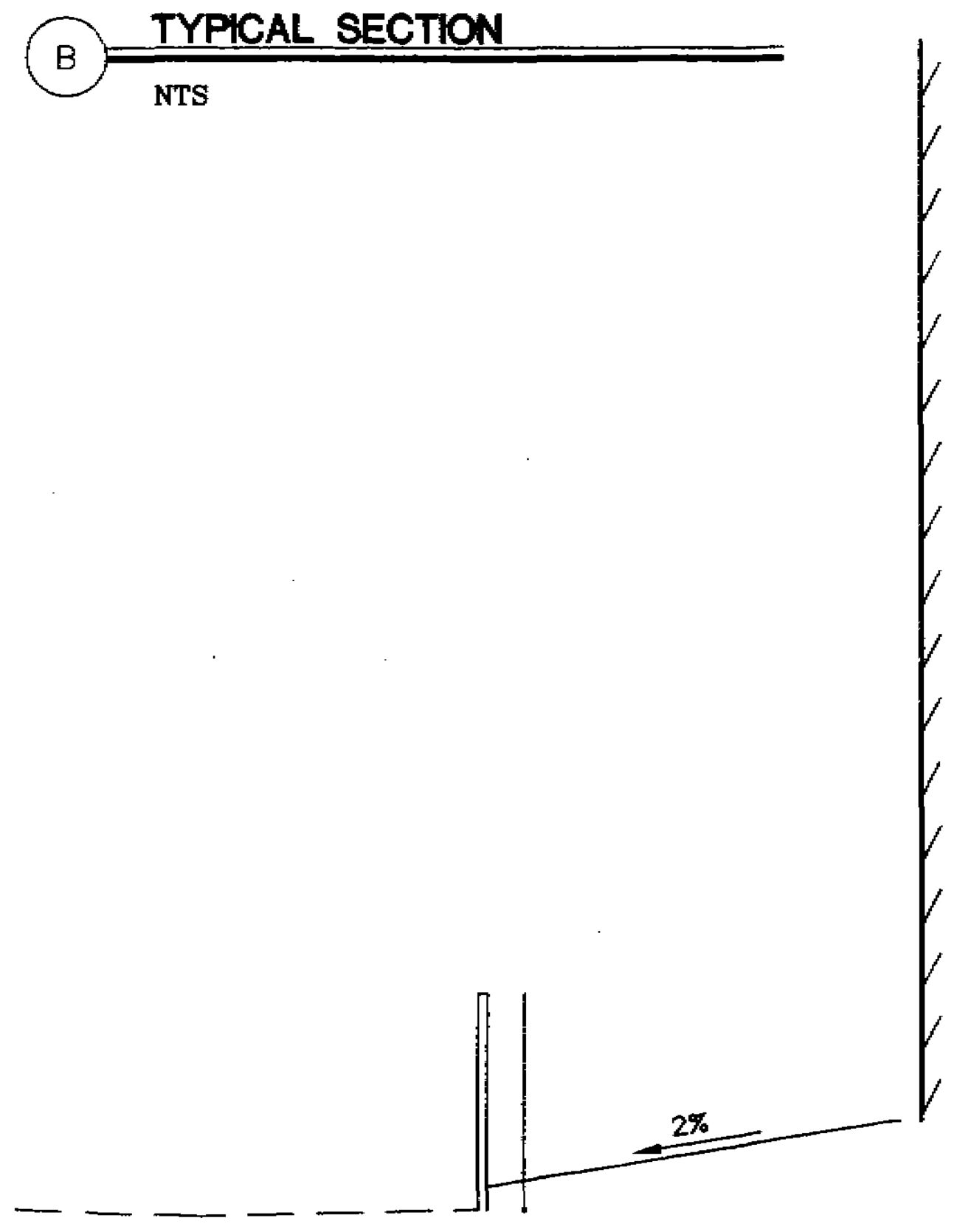
(B) **TYPICAL SECTION**
NTS



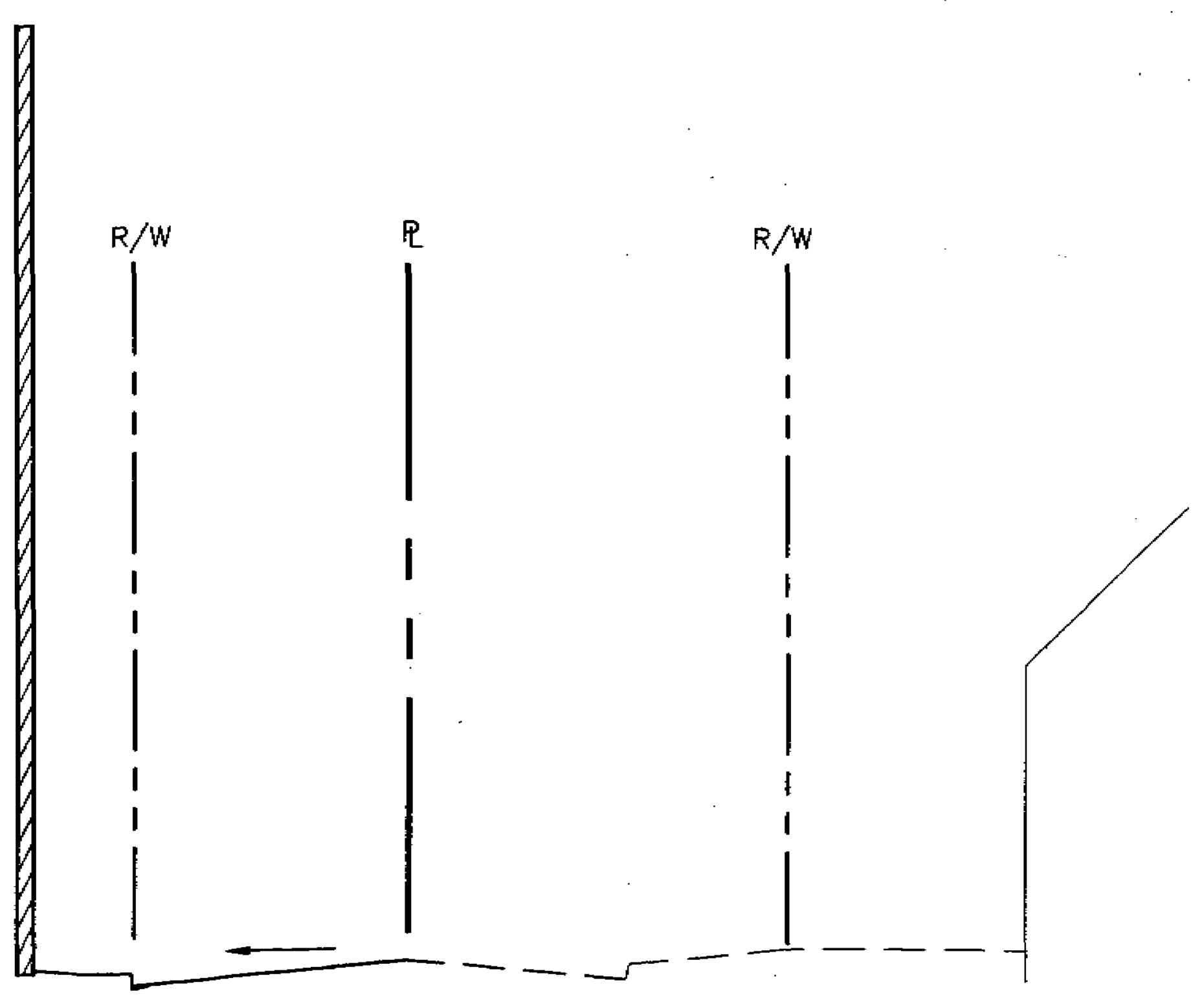
(C) **TYPICAL SECTION**
NTS



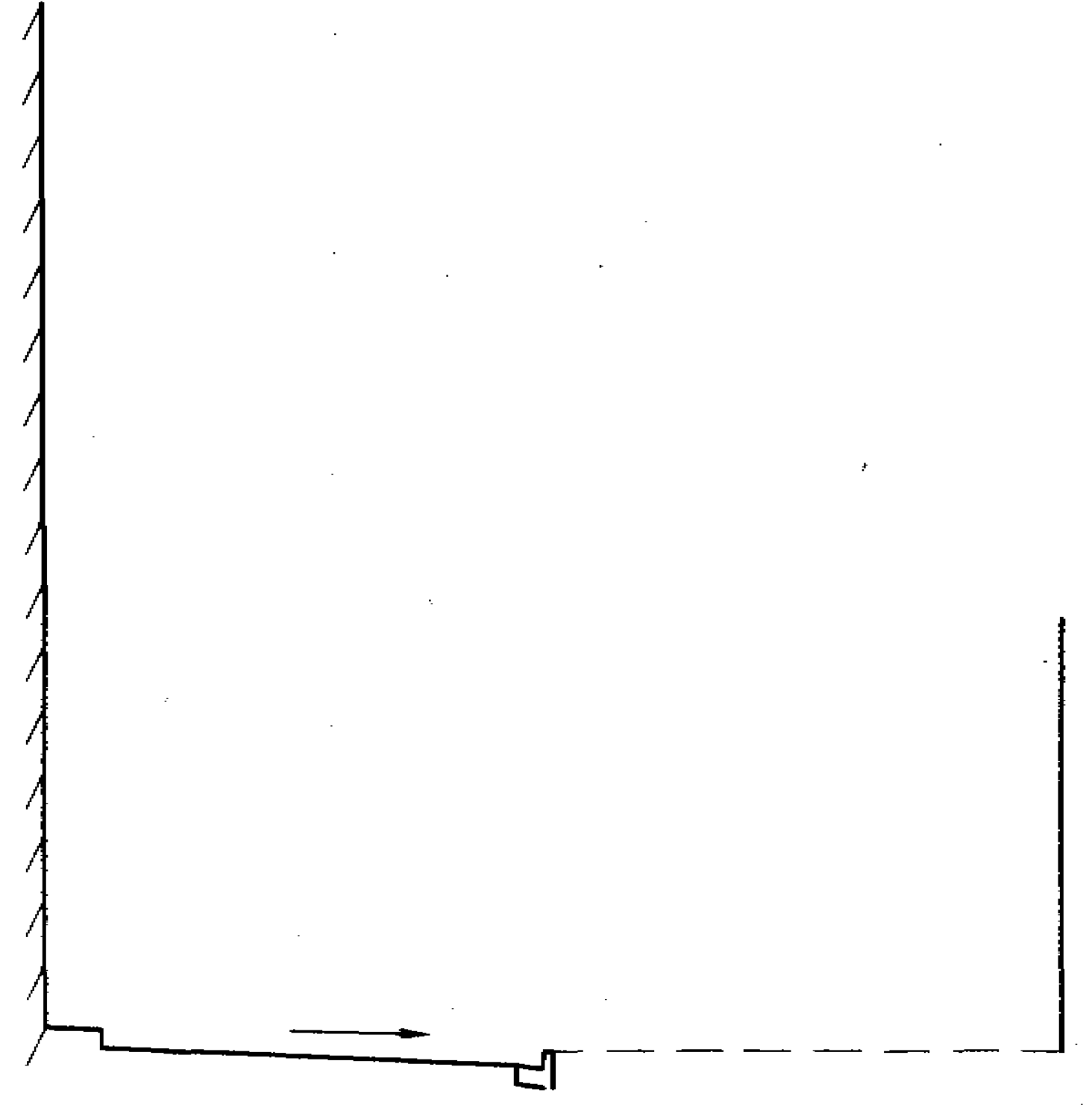
(D) **TYPICAL SECTION**
NTS



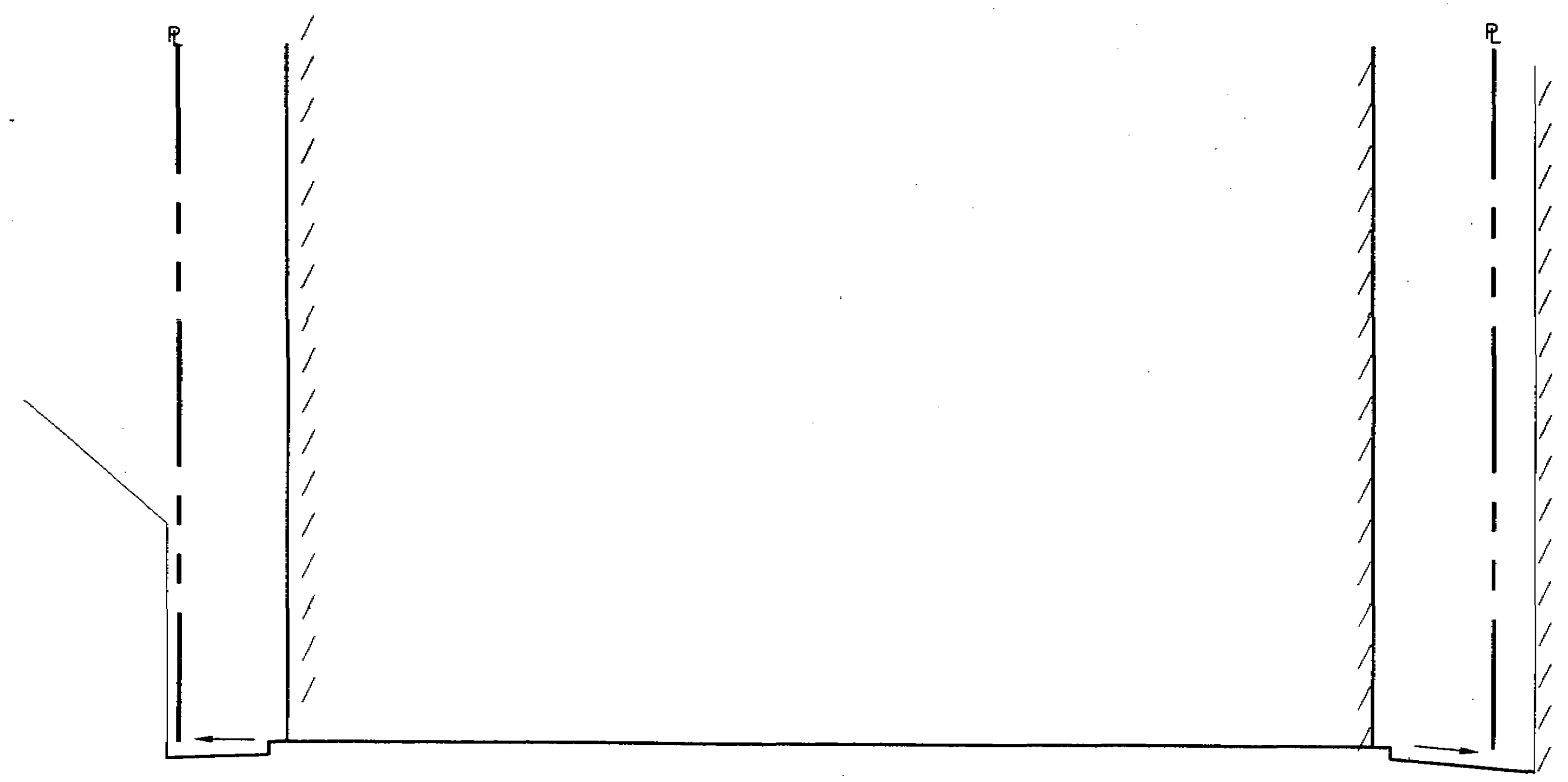
(E) **TYPICAL SECTION**
NTS



(F) **TYPICAL SECTION**
NTS



(G) **TYPICAL SECTION**
NTS



(H) **TYPICAL SECTION**
NTS

**COOPER CARRY
ARCHITECTS**
©Copyright 1996

ATLANTA, GA — ALEXANDRIA, VA.
112
South Alfred Street
Suite 200
Alexandria
Virginia
22314

R+G
RUTH AND GOING, INC.
- Engineering
- Land Surveying
- Architecture
- Planning

1630 Zanker Road., San Jose, Ca. 95112 (408) 452-5700

No.	Drawing Issue Description	Date
1	GDP RESUBMITTAL	6 APR 98

TOWN & COUNTRY

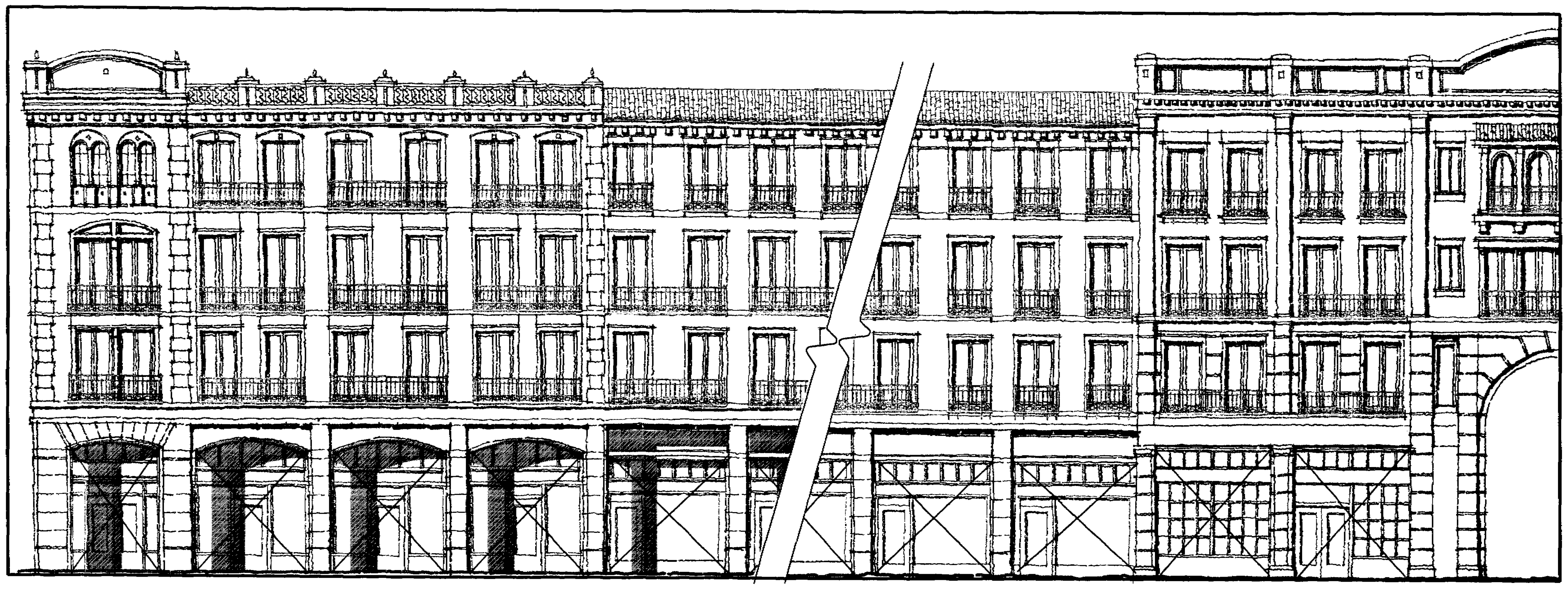
SAN JOSE, CALIFORNIA

CONCEPTUAL GRADING AND DRAINAGE SECTIONS

BEST AVAILABLE COPY

Principal-in-Charge	Project No. 96130.02
Project Director	Scale 1" = 80'
Project Architect	Date JUNE 29, 1998
Project Manager	
Drawn By	Drawing No. 4B OF 7
File Path	
File Plot Date	97-036

9

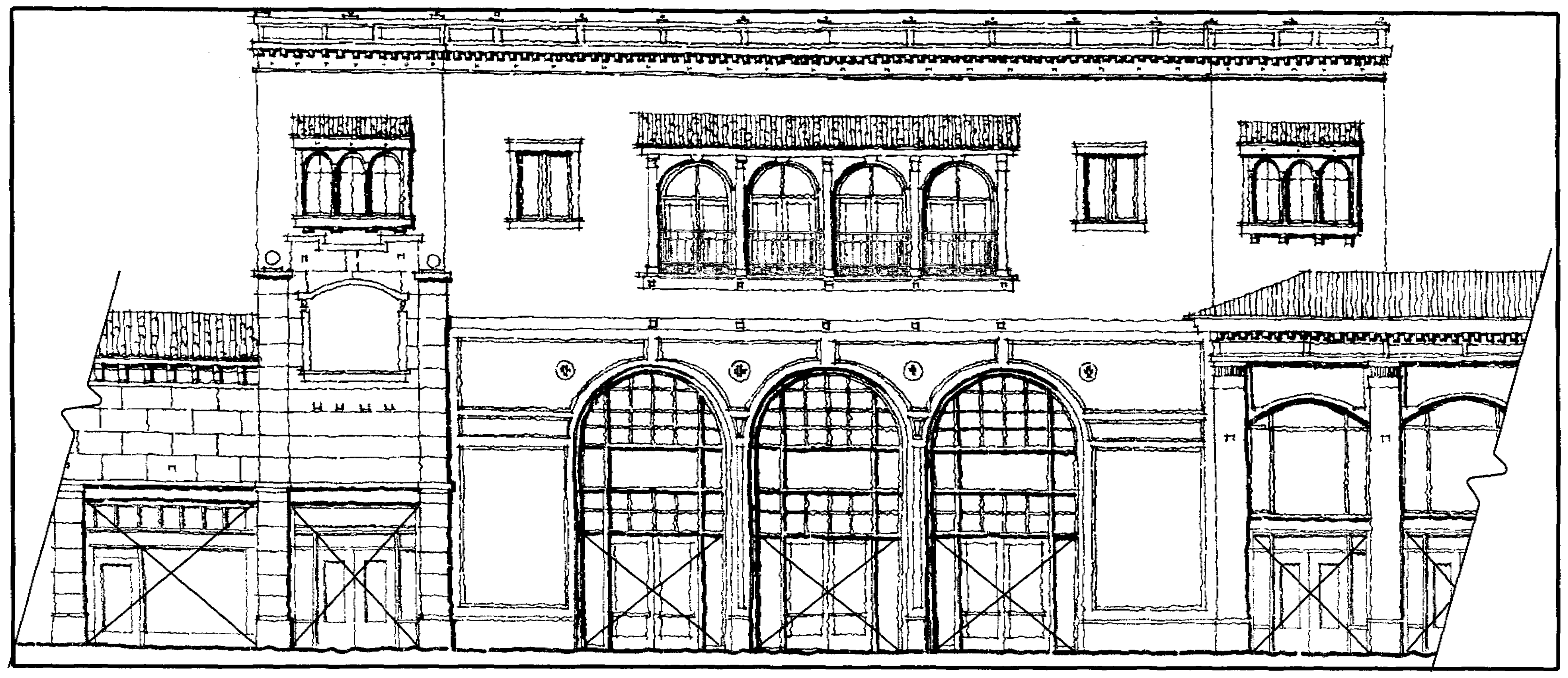


A TYP. RESIDENTIAL/COMMERCIAL MIXED-USE BUILDING ELEVATION WITH ARCADE
SCALE: ⅛" = 1'

B TYP. RESIDENTIAL/COMMERCIAL MIXED-USE BUILDING ELEVATION W/O ARCADE
SCALE: ⅛" = 1'

ARCHITECTURAL VOCABULARY:

THE ARCHITECTURAL DESIGN AND DETAILS ILLUSTRATED ARE CONCEPTUAL AND SUBJECT TO FURTHER REFINEMENT. THESE BUILDING ELEVATIONS ARE INTENDED TO ILLUSTRATE THE ARCHITECTURAL STYLE AND CHARACTER AS WELL AS THE SIZE, SHAPE, MATERIALS, AND GENERAL DETAIL OF BUILDINGS. SPECIFIC BUILDING DESIGN WILL BE FINALIZED LATER. APPROPRIATE ARCHITECTURAL MATERIALS WILL BE USED THROUGHOUT THE PROJECT. THESE INCLUDE BRICK, TILE, STONE, PRE-CAST CONCRETE, STUCCO (EIFS * -EXTERIOR INSULATION FINISH SYSTEM), OR A COMBINATION OF THESE MATERIALS. NATURAL WOOD WITH A DARK STAIN IS APPROPRIATE AS AN ACCENT MATERIAL IN BALCONIES, BRACKETS, EAVES, ETC. WOOD TRIM AND THE USE OF WOOD COLUMNS IS ALSO APPROPRIATE ALONG WITH THE USE OF WOOD SHUTTERS, PLANTER BOXES, AND AWNINGS AS ACCENT MATERIALS. THE PROJECT WILL BE DESIGNED WITH AN APPROPRIATE SAN JOSE REGIONAL VOCABULARY. THE RESIDENTIAL COMPONENT WILL BE COMPATIBLE WITH THE REMAINDER OF THE PROJECT SITE. NON-MIXED USE COMMERCIAL BUILDINGS WILL BE COMPATIBLE WITH THE REMAINDER OF THE PROJECT SITE WITH AN EMPHASIS ON A UNIQUE IDENTITY AS DEFINED BY THE TENANTS. EXPOSED PARKING GARAGE FACADES WILL BE COMPATIBLE WITH THE PROJECT SITE AND SOFTENED WITH APPROPRIATE ARCHITECTURAL MATERIALS AND LANDSCAPING.



C TYP. STAND-ALONE COMMERCIAL BUILDING ELEVATION
SCALE: ⅛" = 1'-0"

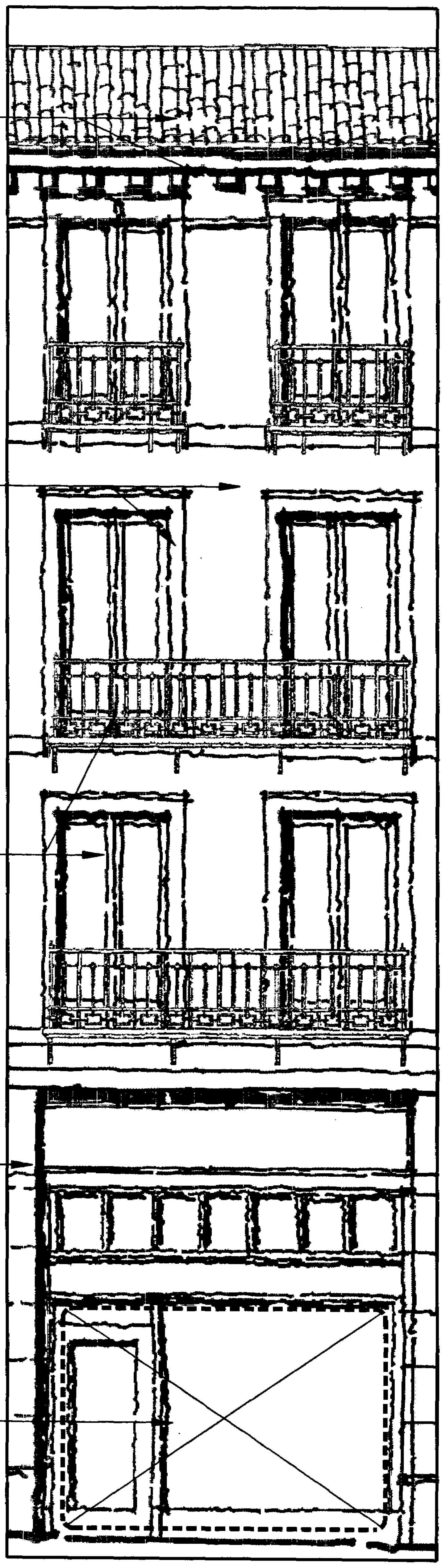
TYPICAL
CORNICE AND ROOF TREATMENT
MAY CONSIST OF:
-CLAY BARREL OR S-TILE
-CAST STONE BALUSTRADE
-WOOD/CAST STONE OR EIFS *
CORNICE OR OTHER APPROPRIATE
REGIONAL EXPRESSIONS.

TYPICAL
WALL AND OPENING FRAME TREATMENT
MAY CONSIST OF:
STUCCO PAINTED, EIFS * PAINTED,
MOSAIC TILE AND/OR BRICK WITH WOOD,
CAST STONE, EIFS *, OR PAINTED FRAMES
OR OTHER APPROPRIATE REGIONAL
EXPRESSIONS.

TYPICAL
OPENING AND BALCONY TREATMENT
MAY CONSIST OF:
-WINDOWS AND FRENCH DOORS WITH
CLEAR GLASS SET IN PAINTED METAL
OR WOOD FRAMES.
-BALCONIES MAY CONSIST OF PAINTED
METAL OR WOOD WITH OTHER
APPROPRIATE REGIONAL EXPRESSIONS.

STREET LEVEL BASE
BUILDING FRAME TREATMENT
MAY CONSIST OF:
-STONE OR CAST STONE COLUMNS
-WOOD, TILE OR EIFS LINTELS
AND SURROUNDS WITH OTHER
APPROPRIATE REGIONAL EXPRESSIONS

NOTE:
STOREFRONT DESIGN,
AWNINGS, TENANT GRAPHICS,
AND OTHER STREET LEVEL
BUILDING AMENITIES WILL BE
SUBMITTED BY THE COMMERCIAL
OCCUPANT AT THE TIME OF
BUILDING PERMIT SUBMISSIONS.



D TYP. BUILDING MATERIALS
SCALE: ⅛" = 1'-0"

COOPER CARRY
ARCHITECTS
©Copyright 1996

ATLANTA, GA - ALEXANDRIA, VA.
112
South Alfred Street
Suite 200
Alexandria
Virginia
22314

No.	Drawing Issue Description	Date

TOWN & COUNTRY

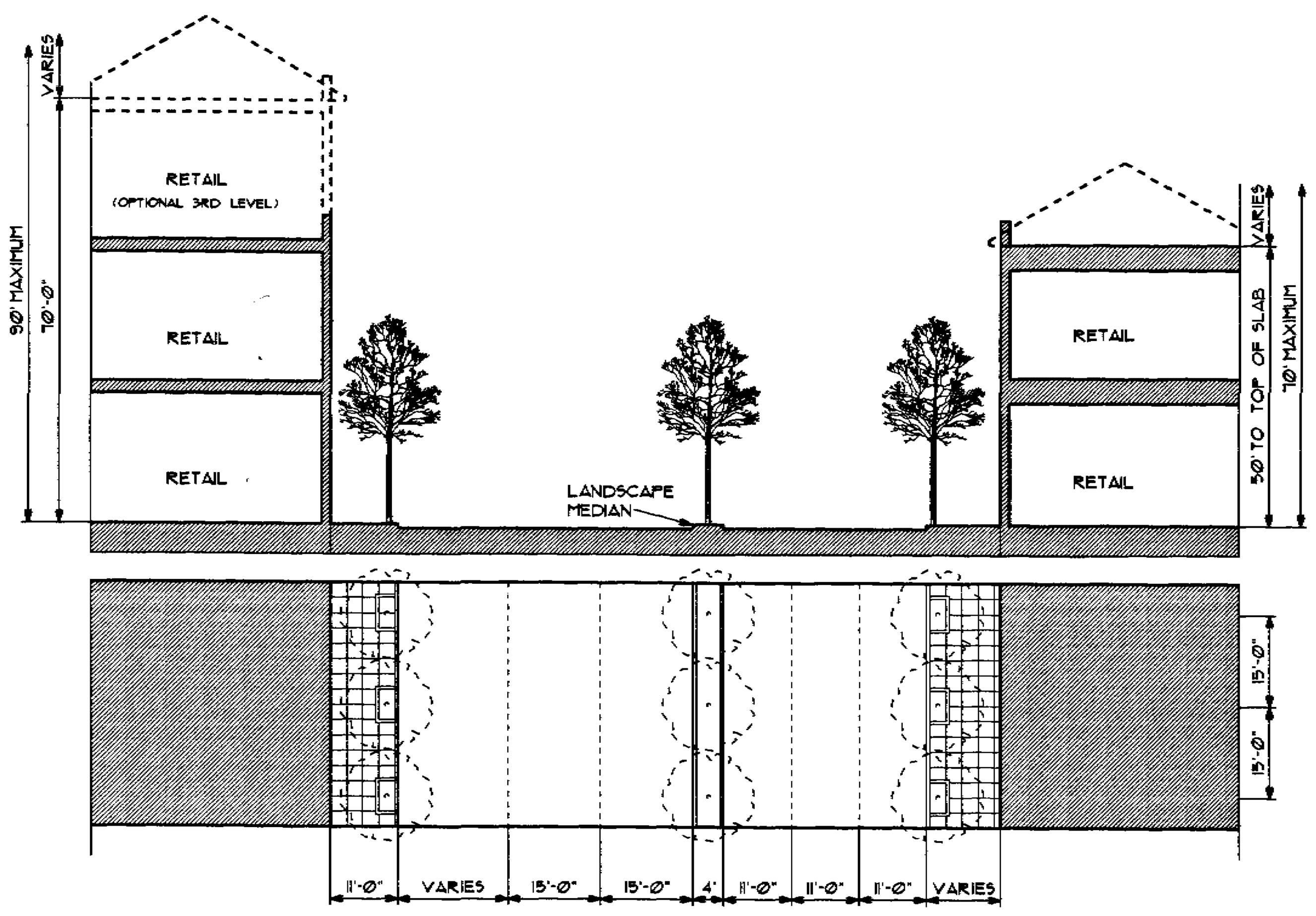
SAN JOSE, CALIFORNIA

CONCEPTUAL
BUILDING
ELEVATIONS

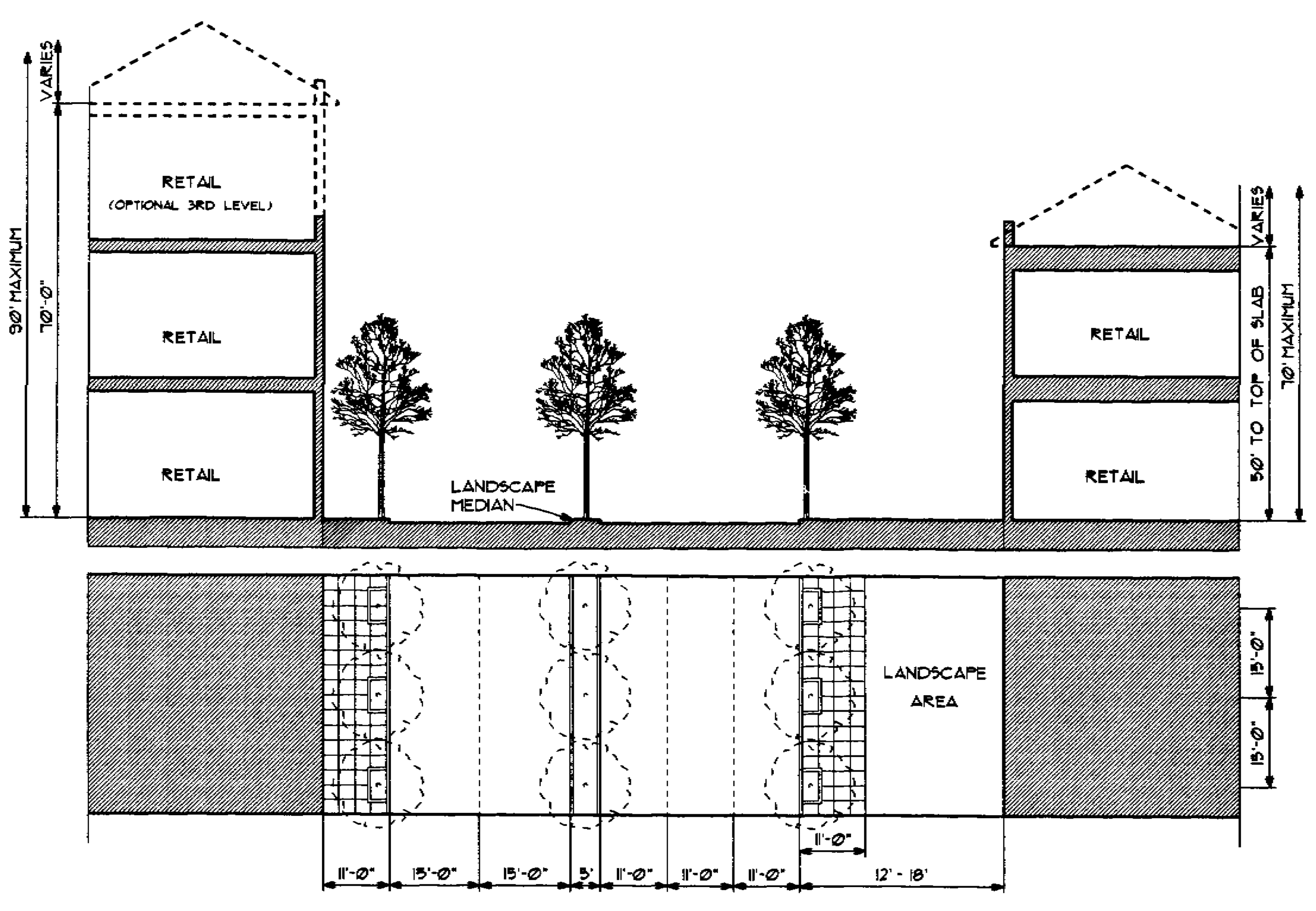
BEST AVAIL

Principal-in-Charge	96130.02 Project No.
Project Director	AS NOTED Scale
Project Architect	JUNE 29, 1998 Date
Project Manager	
Drawn By	5 OF 7 18 Drawing No.
File Path	
File Plot Date	97-038

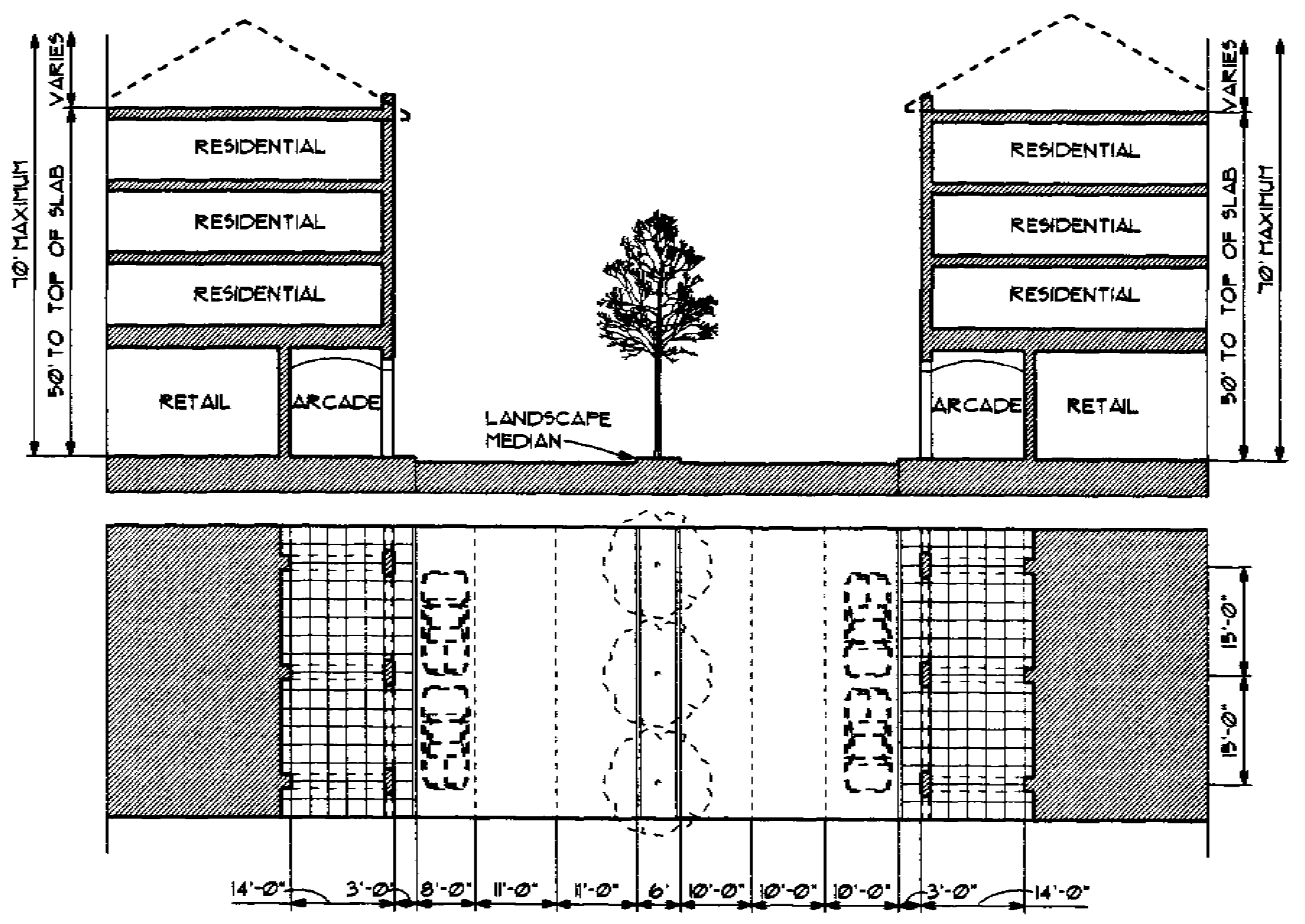
on May 18 15:11:03 1998 \\SERVER\PRF\BYERS\HP600.acf \\SERVER\PRF\HP600\astadb5.arf


VARIES
90' MAXIMUM
70'-0"
RETAIL (OPTIONAL 3RD LEVEL)
RETAIL
RETAIL
LANDSCAPE MEDIAN
RETAIL
RETAIL
VARIES
50' TO TOP OF SLAB
70' MAXIMUM
15'-0"
15'-0"
11'-0"
VARIES
15'-0"
15'-0"
4'
11'-0"
11'-0"
11'-0"
VARIES

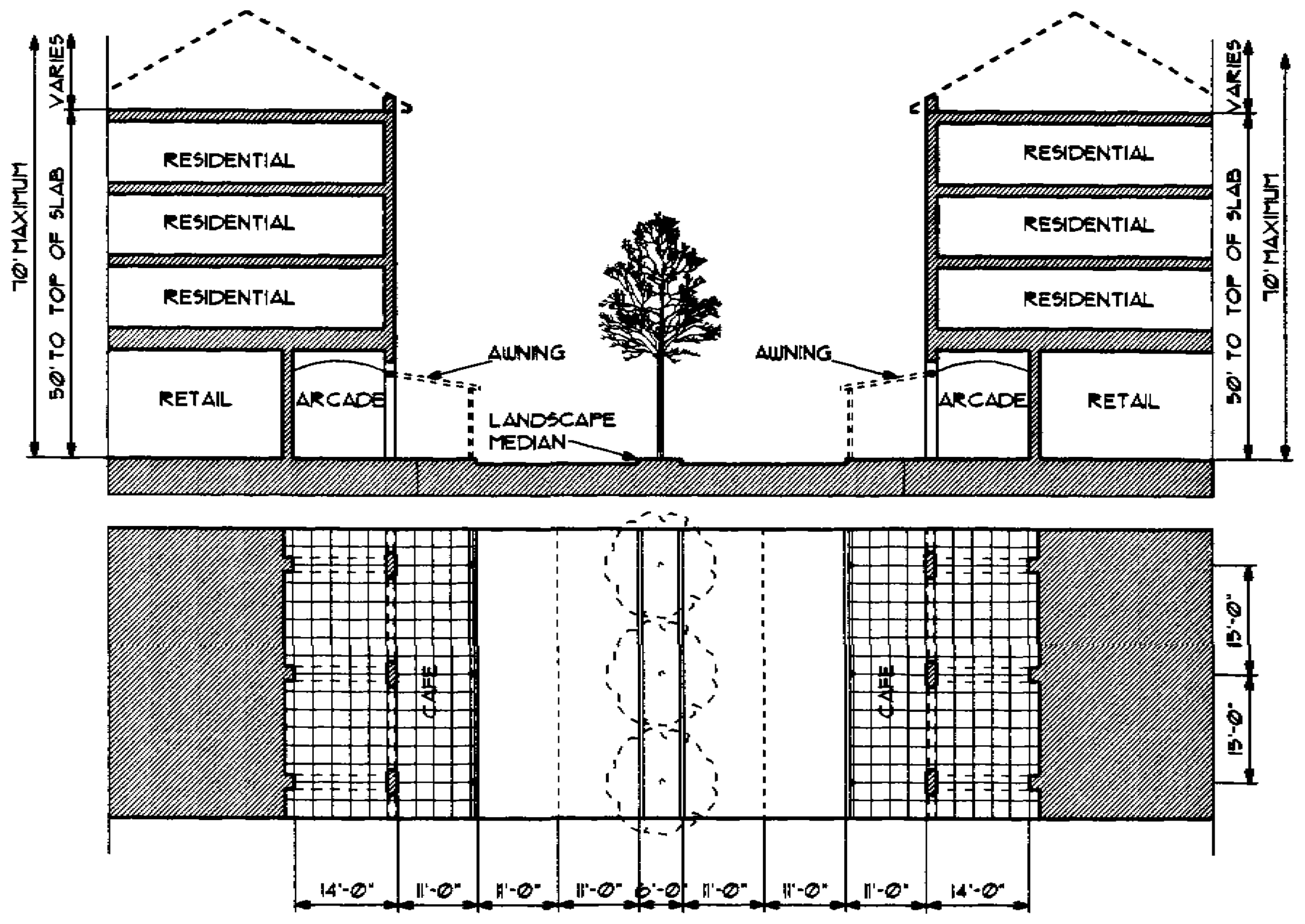
1 PLAN/SECTION - A "MAIN ST." OPENING ONTO STEVEN'S CREEK
SCALE: 1" = 20'


VARIES
90' MAXIMUM
70'-0"
RETAIL (OPTIONAL 3RD LEVEL)
RETAIL
RETAIL
LANDSCAPE MEDIAN
RETAIL
RETAIL
VARIES
50' TO TOP OF SLAB
70' MAXIMUM
LANDSCAPE AREA
15'-0"
15'-0"
11'-0"
15'-0"
15'-0"
5'
11'-0"
11'-0"
11'-0"
11'-0"
12' - 18'

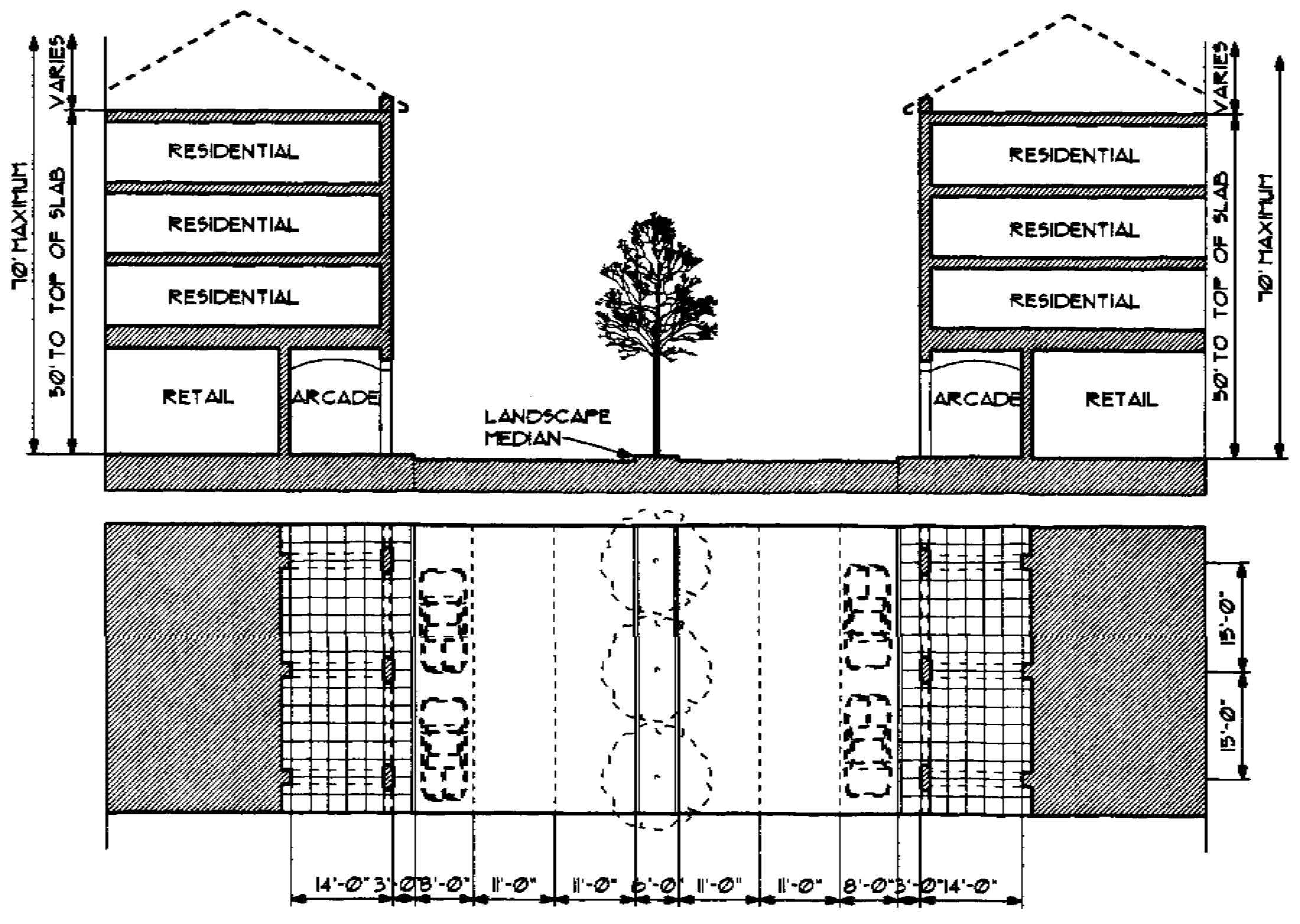
2 PLAN/SECTION - B 180 SOUTH OF STEVEN'S CREEK ON "MAIN STREET"
SCALE: 1" = 20'


VARIES
70' MAXIMUM
50' TO TOP OF SLAB
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RETAIL
ARCADE
LANDSCAPE MEDIAN
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
ARCADE
RETAIL
VARIES
50' TO TOP OF SLAB
70' MAXIMUM
15'-0"
15'-0"
14'-0"
3'-0"
8'-0"
11'-0"
11'-0"
6'
10'-0"
10'-0"
10'-0"
3'-0"
14'-0"

3 PLAN/SECTION - C 285 SOUTH OF STEVEN'S CREEK ON "MAIN STREET"
SCALE: 1" = 20'

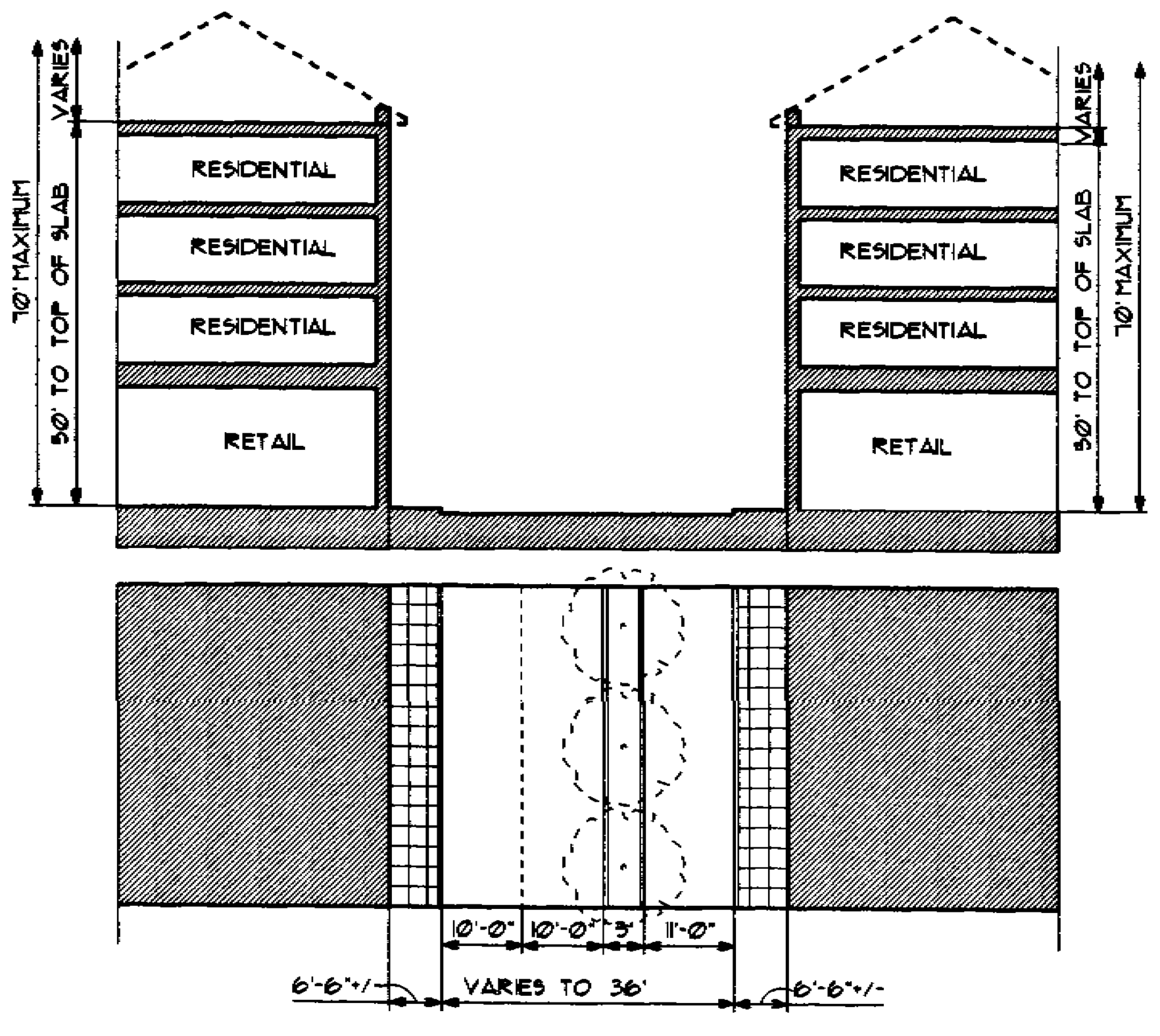

VARIES
70' MAXIMUM
50' TO TOP OF SLAB
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RETAIL
ARCADE
AWNING
LANDSCAPE MEDIAN
AWNING
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
ARCADE
RETAIL
VARIES
50' TO TOP OF SLAB
70' MAXIMUM
CAFE
CAFE
15'-0"
15'-0"
14'-0"
11'-0"
11'-0"
11'-0"
6'-0"
11'-0"
11'-0"
11'-0"
14'-0"

4 PLAN/SECTION - D "MAIN ST.", 425 SOUTH OF STEVEN'S CREEK
SCALE: 1" = 20'


VARIES
70' MAXIMUM
50' TO TOP OF SLAB
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RETAIL
ARCADE
LANDSCAPE MEDIAN
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
ARCADE
RETAIL
VARIES
50' TO TOP OF SLAB
70' MAXIMUM
15'-0"
15'-0"
14'-0"
3'-0"
8'-0"
11'-0"
11'-0"
6'-0"
11'-0"
11'-0"
8'-0"
3'-0"
14'-0"

5 PLAN/SECTION - E "MAIN ST.", 620 SOUTH OF STEVEN'S CREEK
SCALE: 1" = 20'

ALL ARCADES ARE TO BE UNRESTRICTED PEDESTRIAN WAYS, 24-HOURS A DAY.


VARIES
70' MAXIMUM
50' TO TOP OF SLAB
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RETAIL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RETAIL
VARIES
50' TO TOP OF SLAB
70' MAXIMUM
10'-0"
10'-0"
3'
11'-0"
6'-6"+/-
VARIES TO 36'
6'-6"+/-

6 PLAN/SECTION - F SERVICE DRIVE ADJACENT TO "SECTION E"
SCALE: 1" = 20'

COOPER CARRY ARCHITECTS
©copyright 1996

ATLANTA, GA - ALEXANDRIA, VA.
112
South Alfred Street
Suite 200
Alexandria
Virginia
22314

No.	Drawing Issue Description	Date

TOWN & COUNTRY

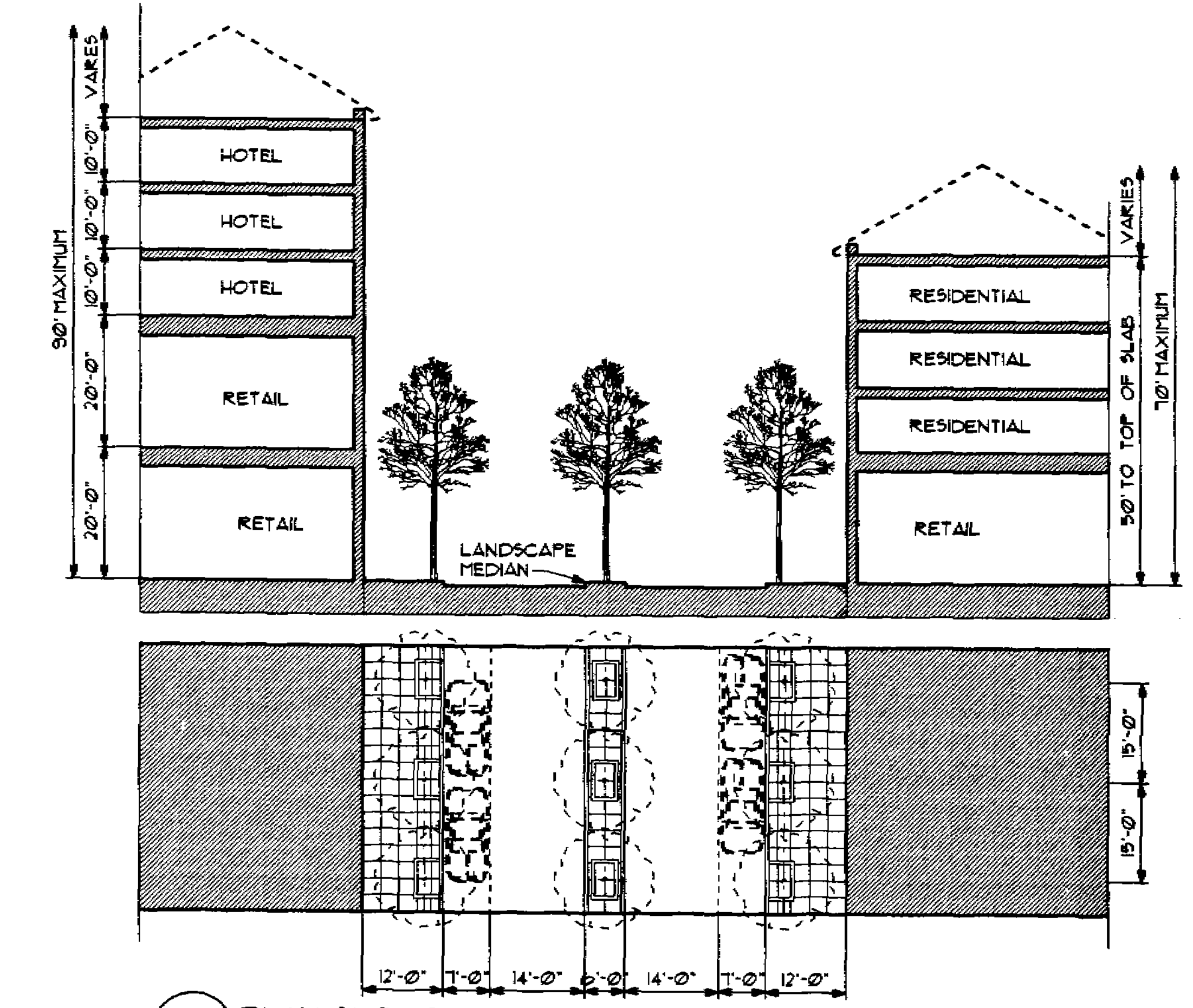
SAN JOSE, CALIFORNIA

CONCEPTUAL LANDSCAPE STREET PLANS & SECTIONS

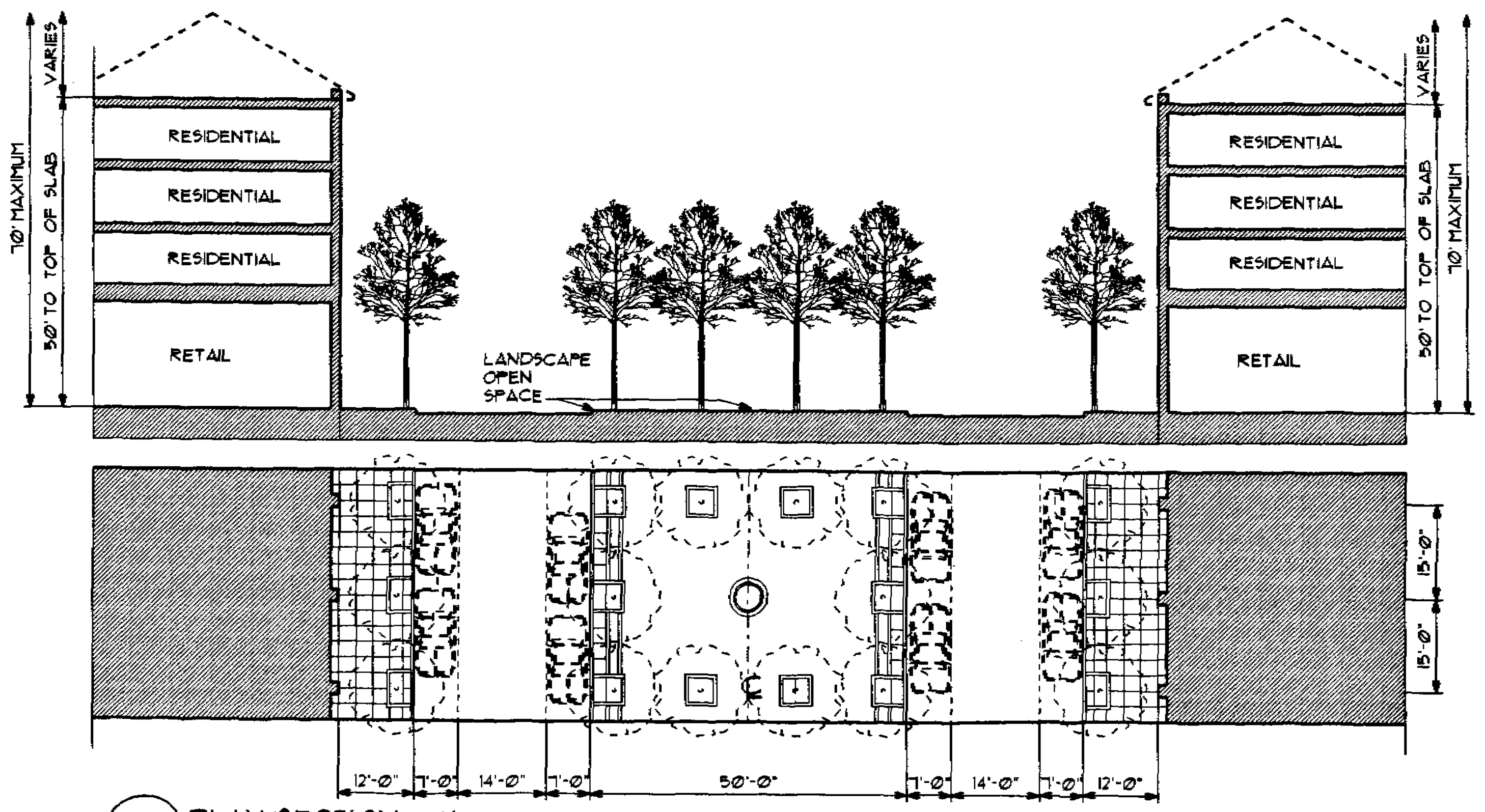
BEST AVAILABLE COPY

Principal-in-Charge	96130.02 Project No.
Project Director	AS NOTED Scale
Project Architect	JUNE 29, 1998 Date
Project Manager	
Drawn By	6A OF 7 1/4 Drawing No.

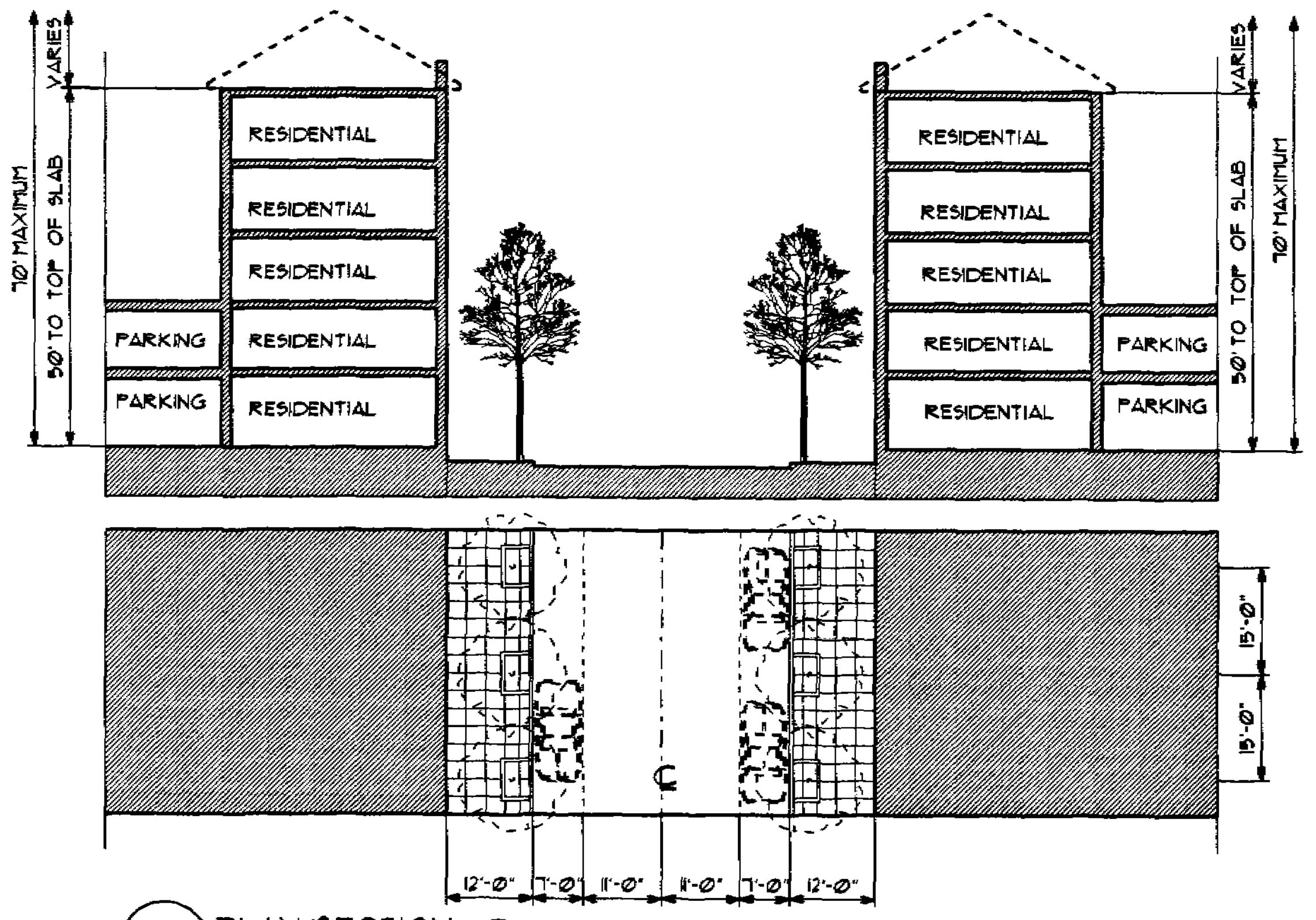
97-036


HOTEL
HOTEL
HOTEL
RETAIL
RETAIL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RETAIL
LANDSCAPE MEDIAN
90' MAXIMUM
20'-0"
20'-0"
10'-0"
10'-0"
10'-0"
VARIES
50' TO TOP OF SLAB
70' MAXIMUM
15'-0"
15'-0"
12'-0"
7'-0"
14'-0"
6'-0"
14'-0"
7'-0"
12'-0"

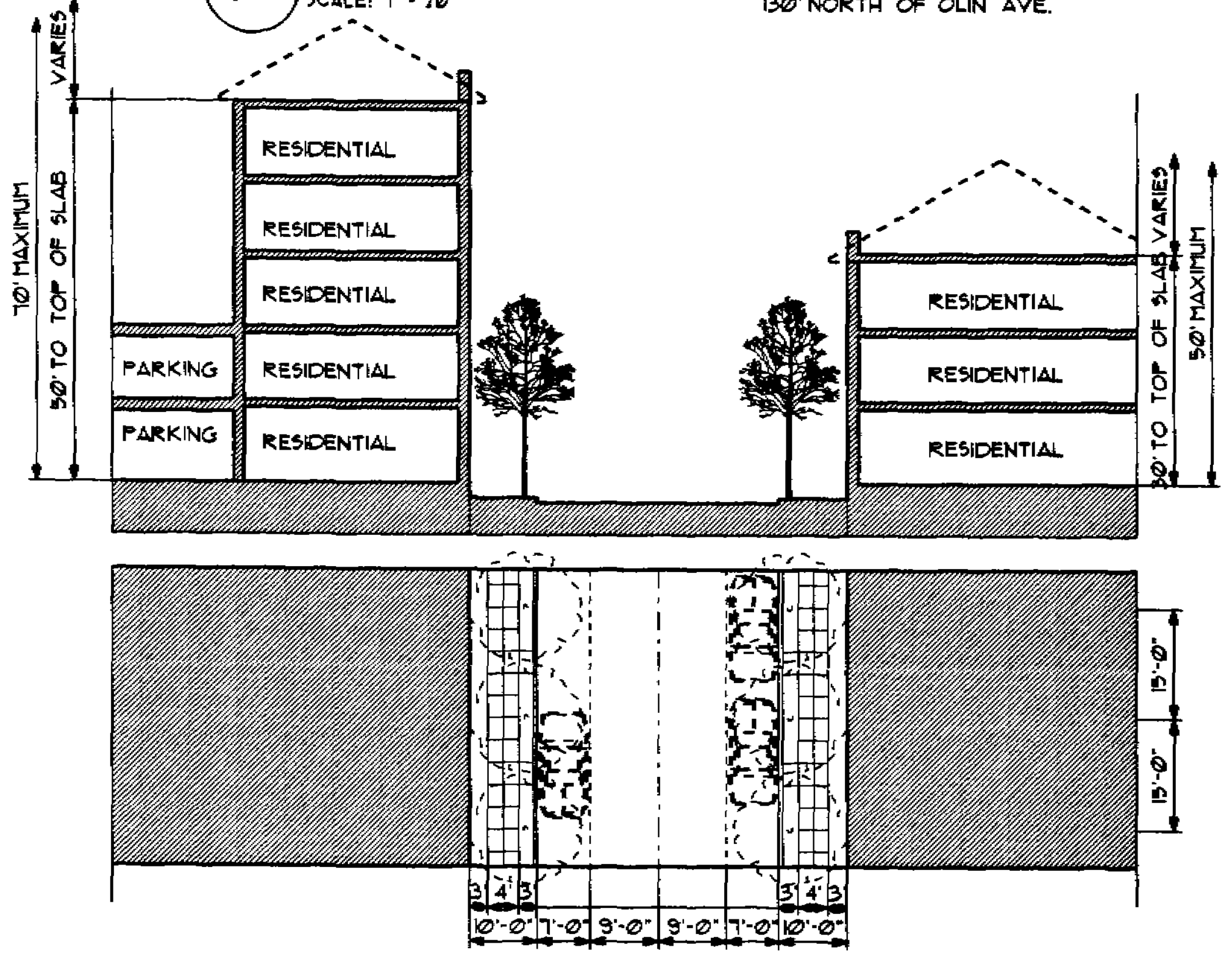
① PLAN/SECTION - G "MAIN ST." JUST NORTH OF CORE. 130' NORTH OF OLIN AVE.
SCALE: 1" = 20'


RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RETAIL
LANDSCAPE OPEN SPACE
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RETAIL
70' MAXIMUM
50' TO TOP OF SLAB
VARIES
15'-0"
15'-0"
12'-0"
7'-0"
14'-0"
7'-0"
50'-0"
7'-0"
14'-0"
7'-0"
12'-0"

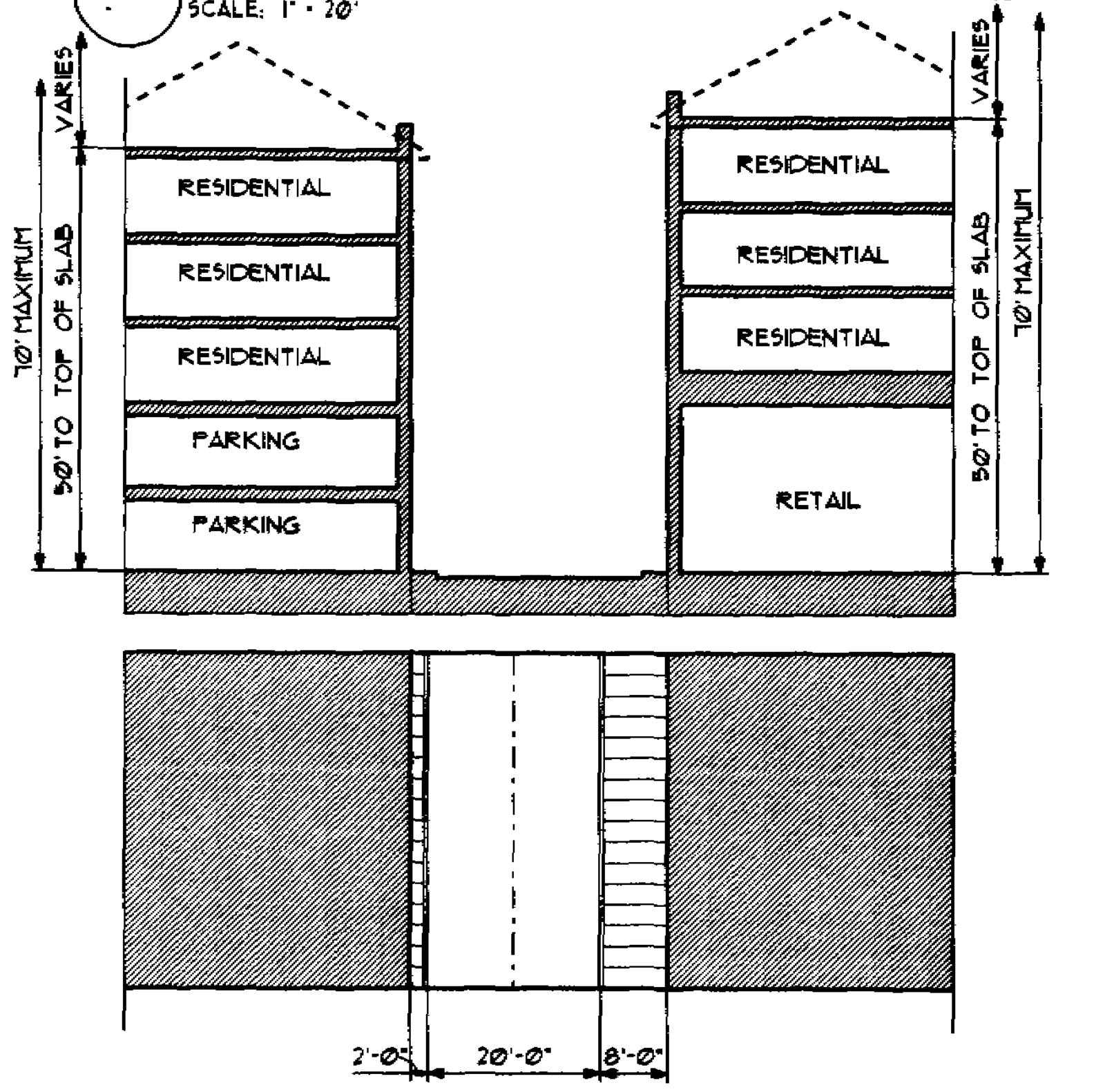
② PLAN/SECTION - H "MAIN ST." CORE (COVER SHEET)
SCALE: 1" = 20'


PARKING
PARKING
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
PARKING
PARKING
70' MAXIMUM
50' TO TOP OF SLAB
VARIES
15'-0"
15'-0"
12'-0"
7'-0"
11'-0"
11'-0"
7'-0"
12'-0"

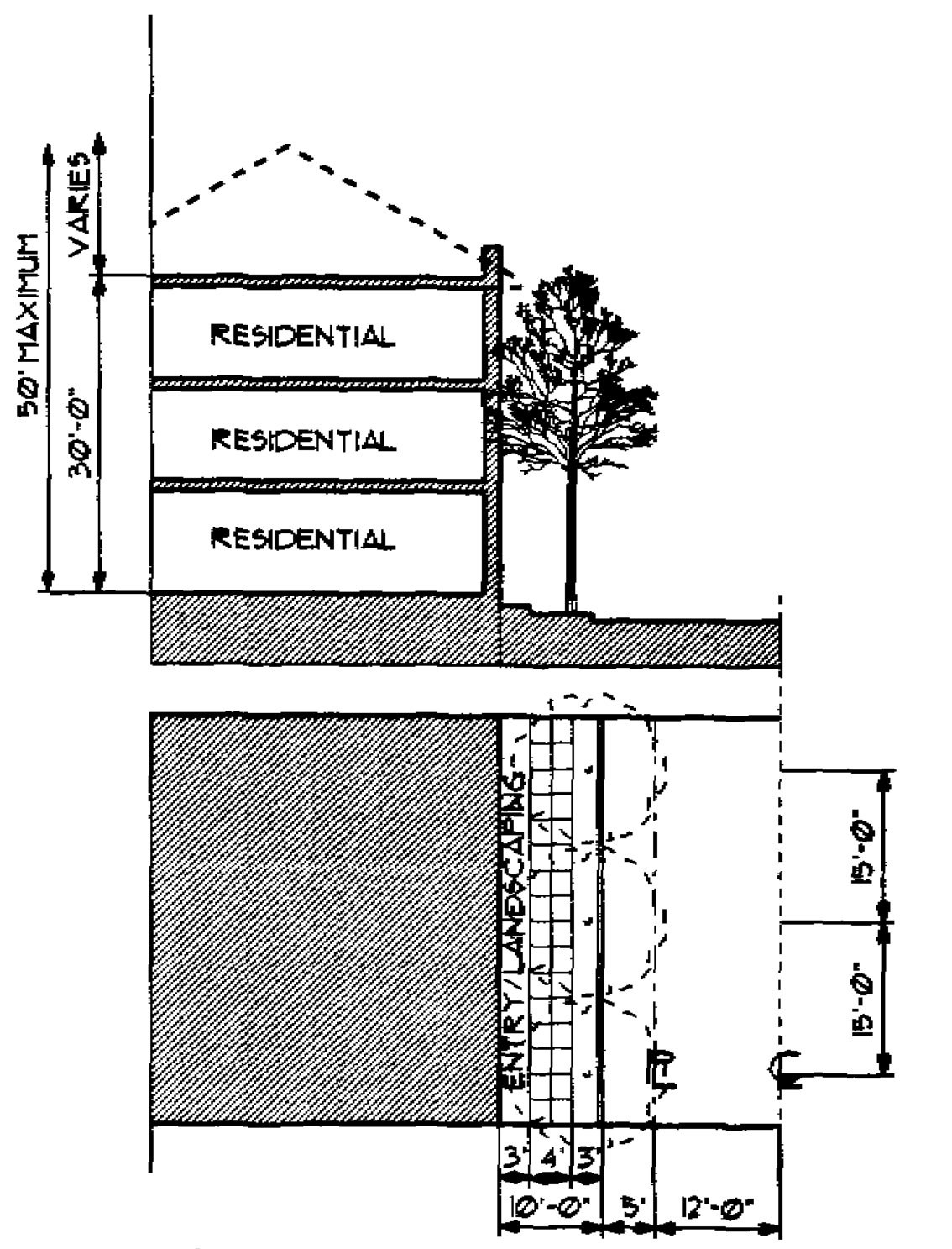
③ PLAN/SECTION - I OLIN AVE., EAST OF "MAIN ST."
SCALE: 1" = 20'


PARKING
PARKING
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
70' MAXIMUM
50' TO TOP OF SLAB
VARIES
50' MAXIMUM
30' TO TOP OF SLAB
15'-0"
15'-0"
3' 4' 3'
10'-0"
7'-0"
9'-0"
9'-0"
7'-0"
10'-0"

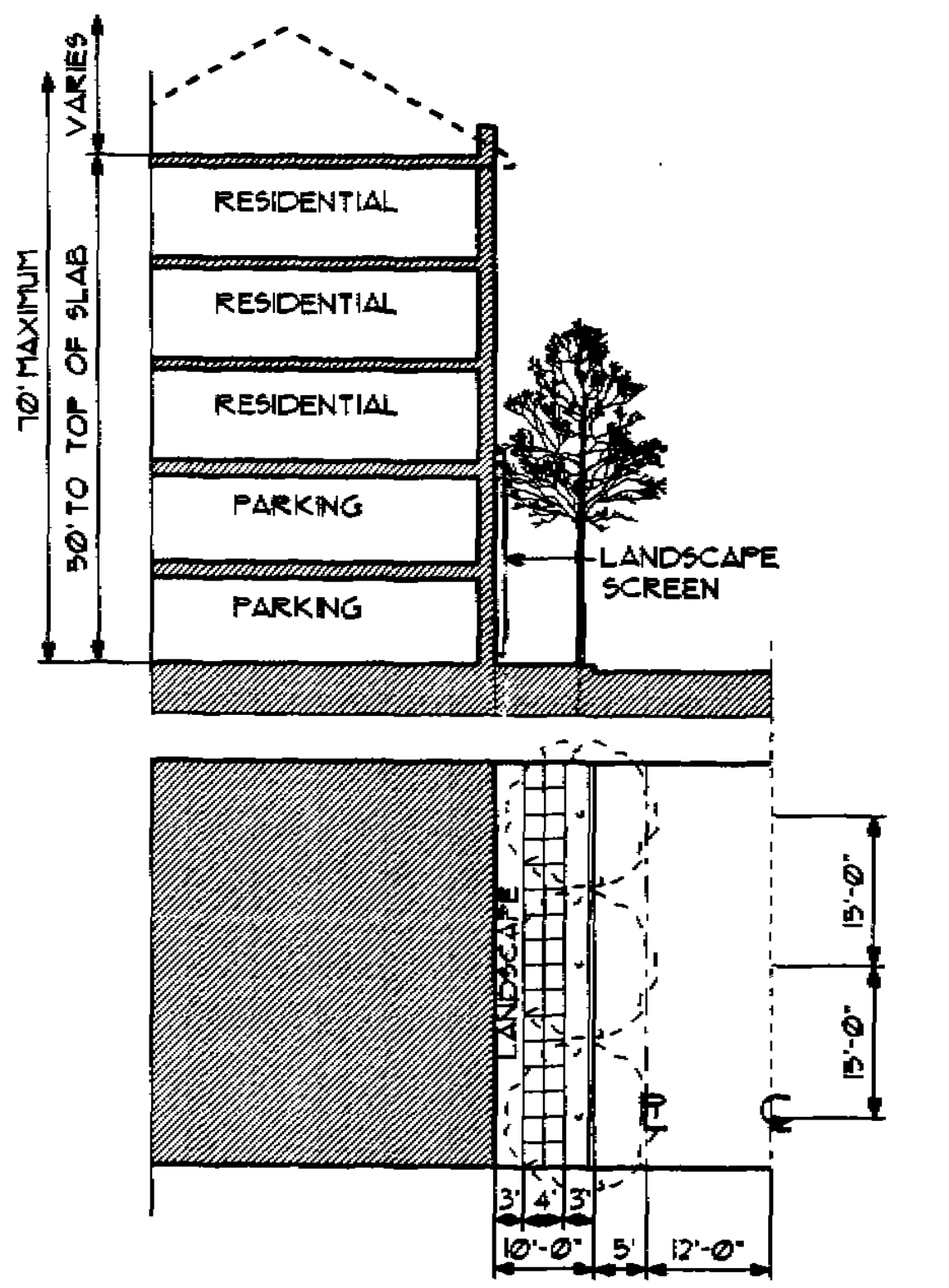
④ PLAN/SECTION - J NORTH-SOUTH STREET BETWEEN HEMLOCK AND PACBELL DISHES. ONE BLOCK EAST OF "MAIN ST."
SCALE: 1" = 20'


RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
PARKING
PARKING
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RETAIL
70' MAXIMUM
50' TO TOP OF SLAB
VARIES
2'-0"
20'-0"
8'-0"

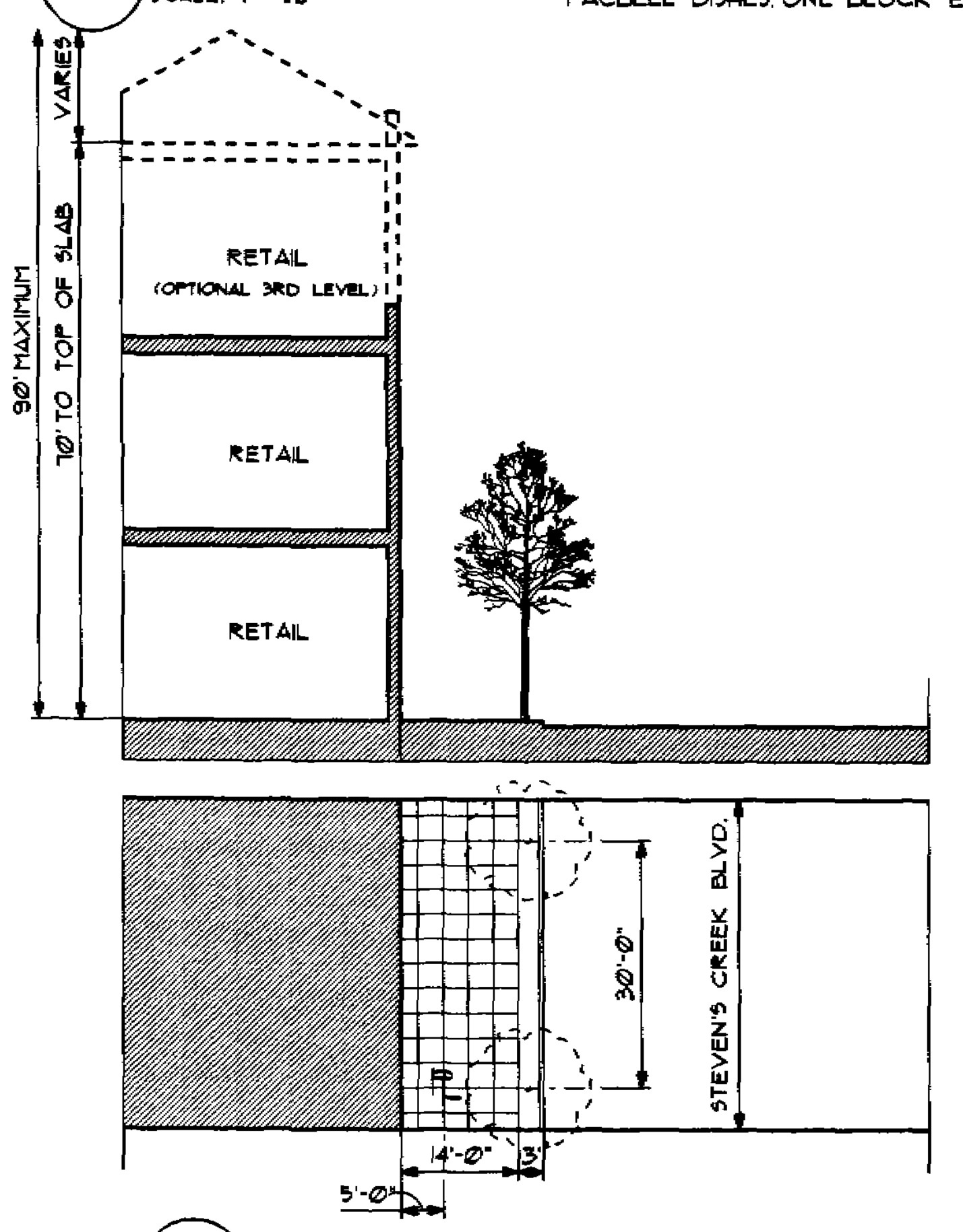
⑤ PLAN/SECTION - K SERVICE DRIVE. JUST WEST OF "MAIN ST." NEAR STEVEN'S CREEK
SCALE: 1" = 20'


RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
50' MAXIMUM
30'-0"
VARIES
ENTRY LANDSCAPING
15'-0"
15'-0"
3' 4' 3'
10'-0"
5'
12'-0"

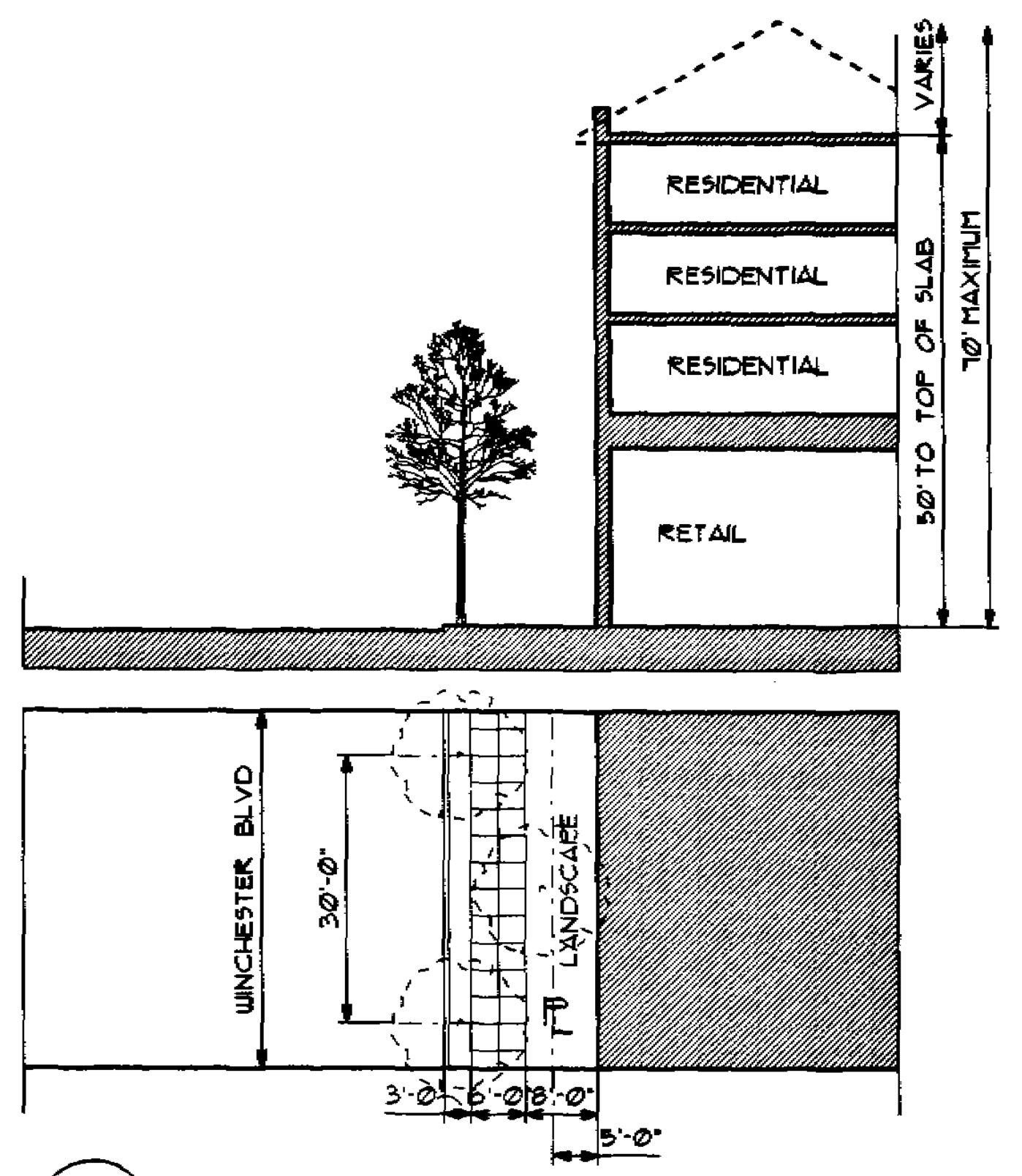
⑥ PLAN/SECTION - L HEMLOCK AVE. BETWEEN BAYWOOD AND REDWOOD
SCALE: 1" = 20'


RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
PARKING
PARKING
LANDSCAPE SCREEN
70' MAXIMUM
50' TO TOP OF SLAB
VARIES
LANDSCAPE
15'-0"
15'-0"
3' 4' 3'
10'-0"
5'
12'-0"

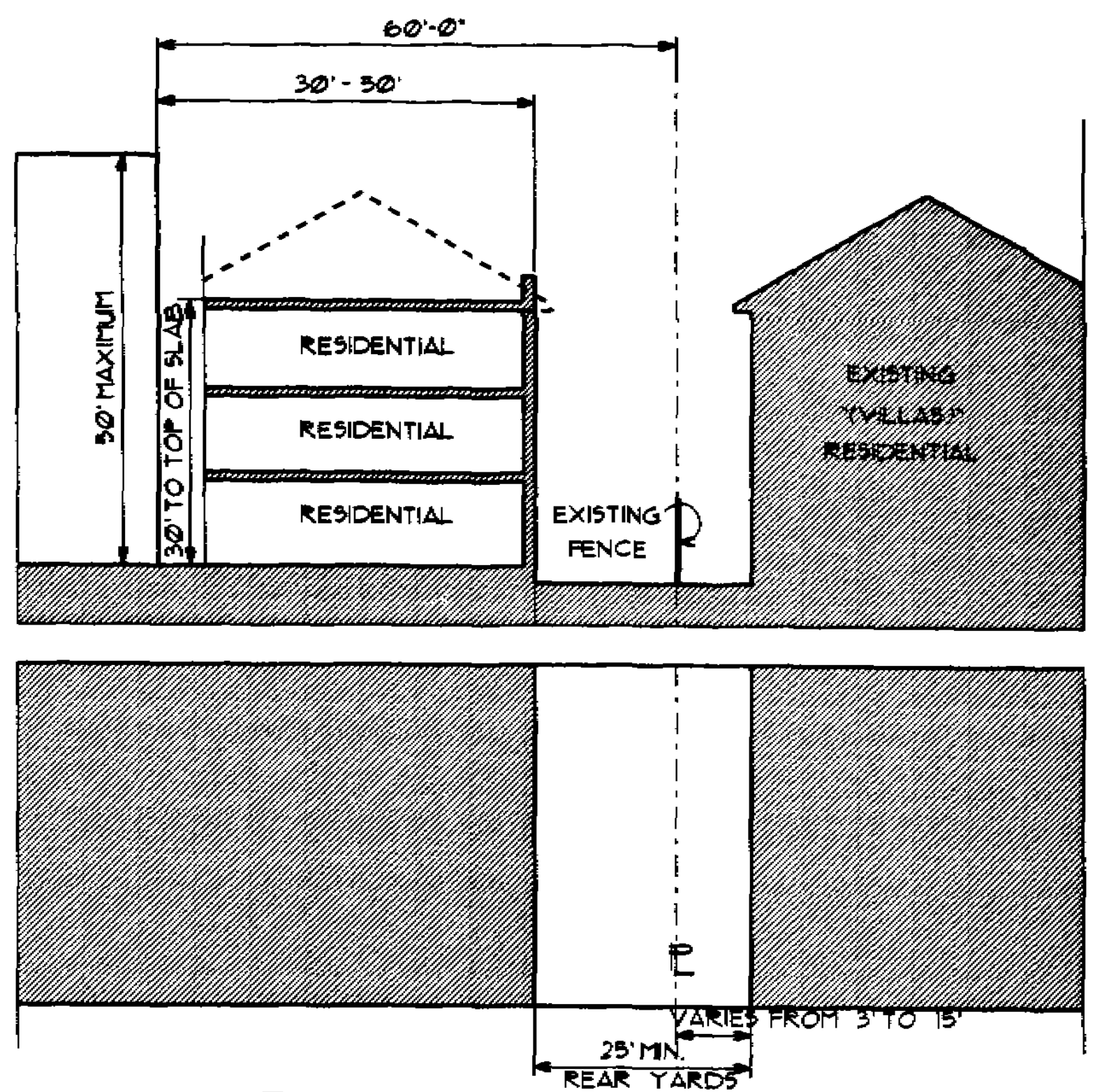
⑦ PLAN/SECTION - M HEMLOCK + REDWOOD
SCALE: 1" = 20'


RETAIL (OPTIONAL 3RD LEVEL)
RETAIL
RETAIL
90' MAXIMUM
70' TO TOP OF SLAB
VARIES
STEVEN'S CREEK BLVD.
30'-0"
5'-0"
14'-0"
3'

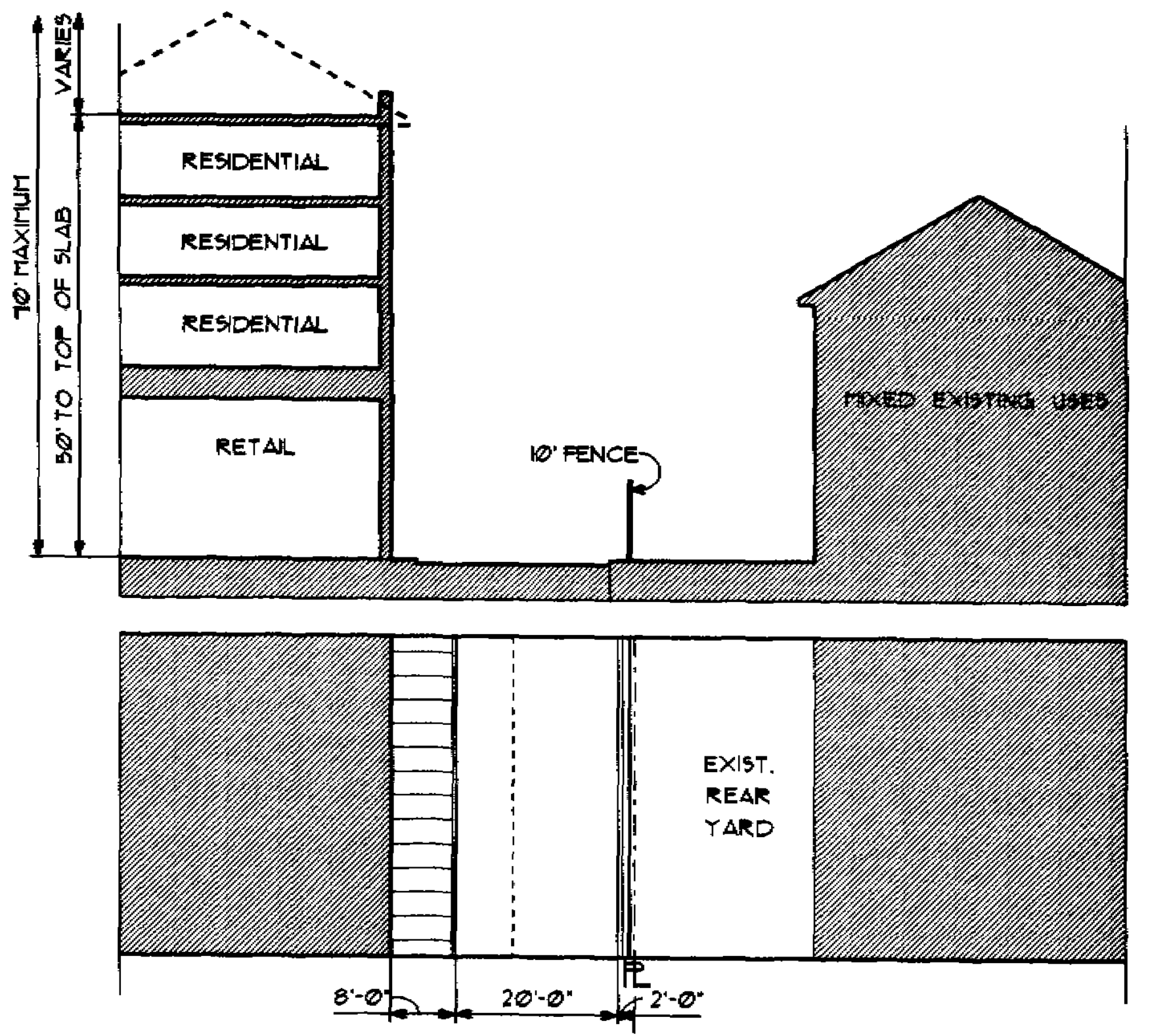
⑧ PLAN/SECTION - N STEVEN'S CREEK
SCALE: 1" = 20'


RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RETAIL
50' TO TOP OF SLAB
70' MAXIMUM
VARIES
WINCHESTER BLVD
30'-0"
LANDSCAPE
3'-0"
6'-0"
8'-0"
5'-0"

⑨ PLAN/SECTION - O WINCHESTER BLVD. BETWEEN OLIN AND OLSEN
SCALE: 1" = 20'


60'-0"
30'-50'
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
50' MAXIMUM
30' TO TOP OF SLAB
EXISTING FENCE
EXISTING "VILLAS" RESIDENTIAL
VARIES FROM 3' TO 15'
25' MIN. REAR YARDS

⑩ PLAN/SECTION - P CITATION INTERFACE
SCALE: 1" = 20'


RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RETAIL
70' MAXIMUM
50' TO TOP OF SLAB
VARIES
10' FENCE
MIXED EXISTING USES
EXIST. REAR YARD
8'-0"
20'-0"
2'-0"

⑪ PLAN/SECTION - Q SERVICE DRIVE BETWEEN "MAIN ST." AND REDWOOD AVE.
SCALE: 1" = 20'

COOPER CARRY
ARCHITECTS
©Copyright 1998

ATLANTA, GA - ALEXANDRIA, VA.
112
South Alfred Street
Suite 200
Alexandria
Virginia
22314

No.	Drawing Issue Description	Date

TOWN & COUNTRY

SAN JOSE, CALIFORNIA

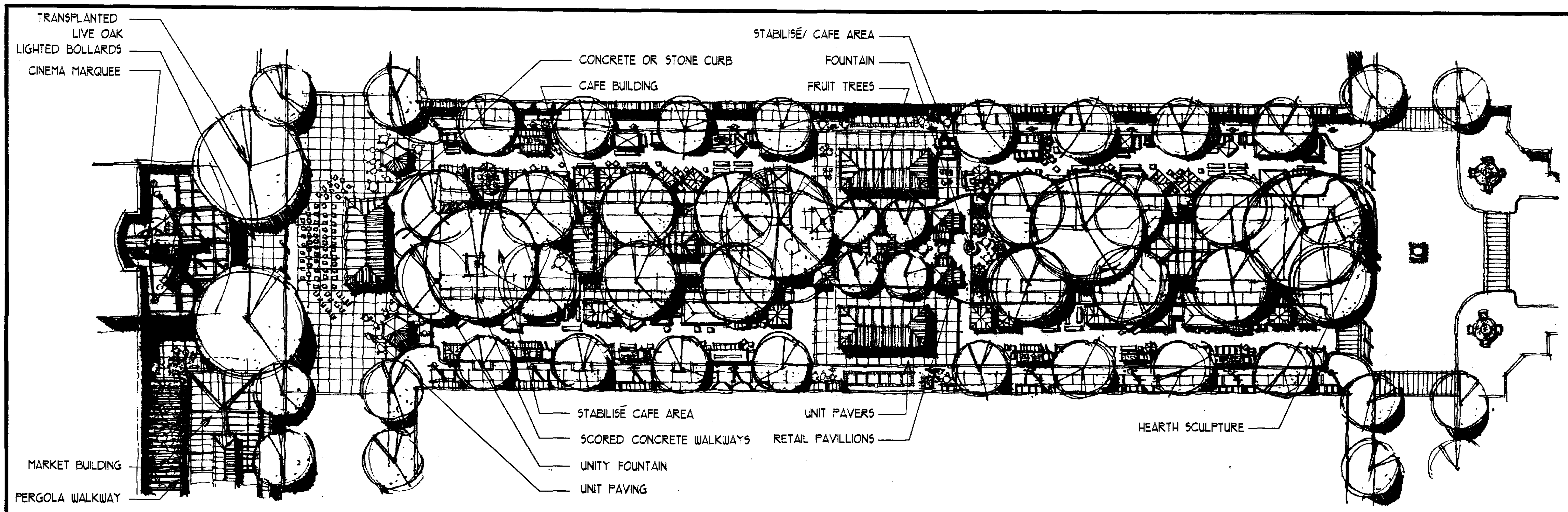
CONCEPTUAL LANDSCAPE STREET PLANS & SECTIONS

BEST AVAILABLE COPY

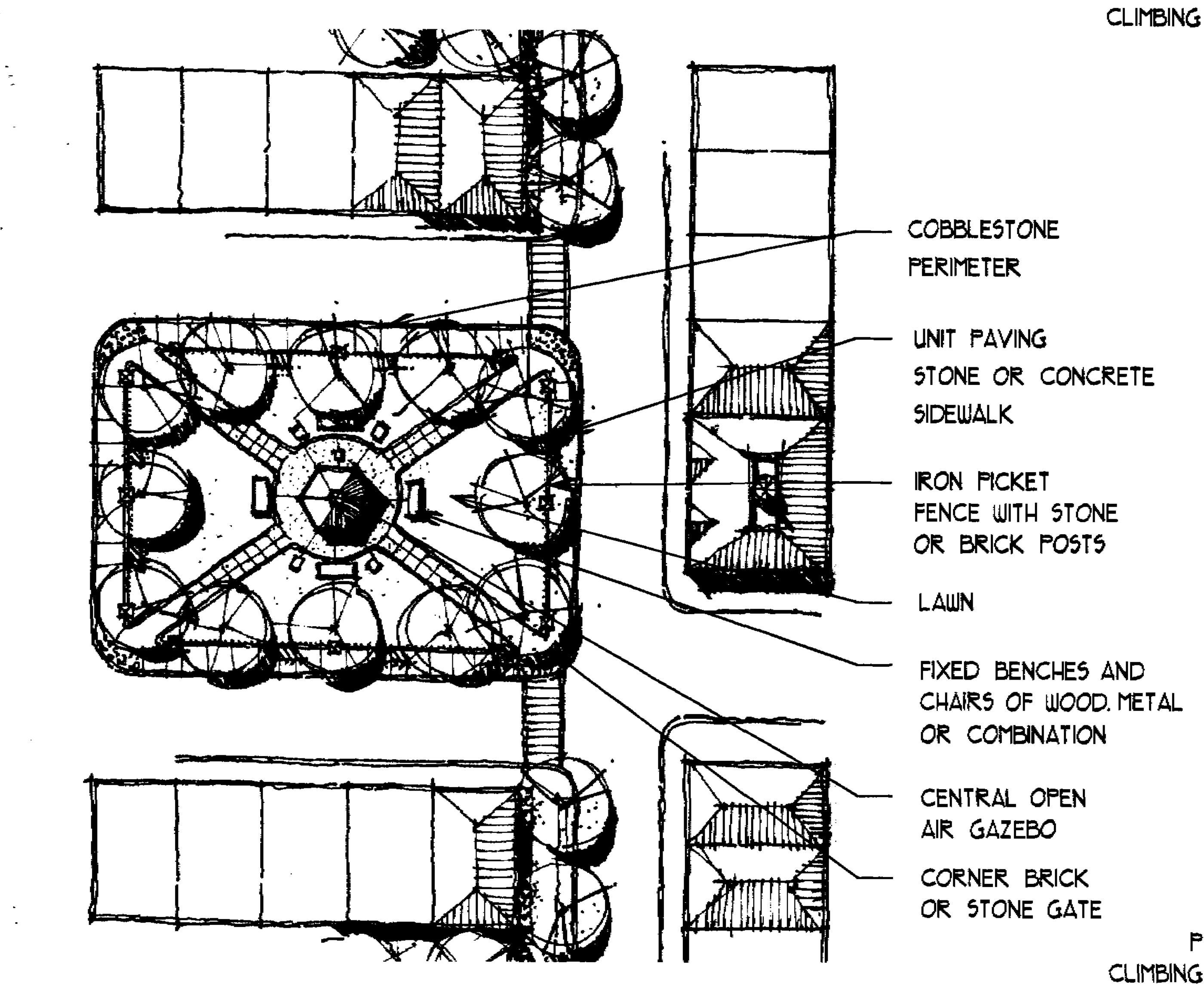
Principal-in-Charge	96130.02 Project No.
Project Director	AS NOTED Scale
Project Architect	JUNE 29, 1998 Date
Project Manager	
Drawn By	6B OF 7 Drawing No.
File Path	
File Plot Date	97 - 036

12

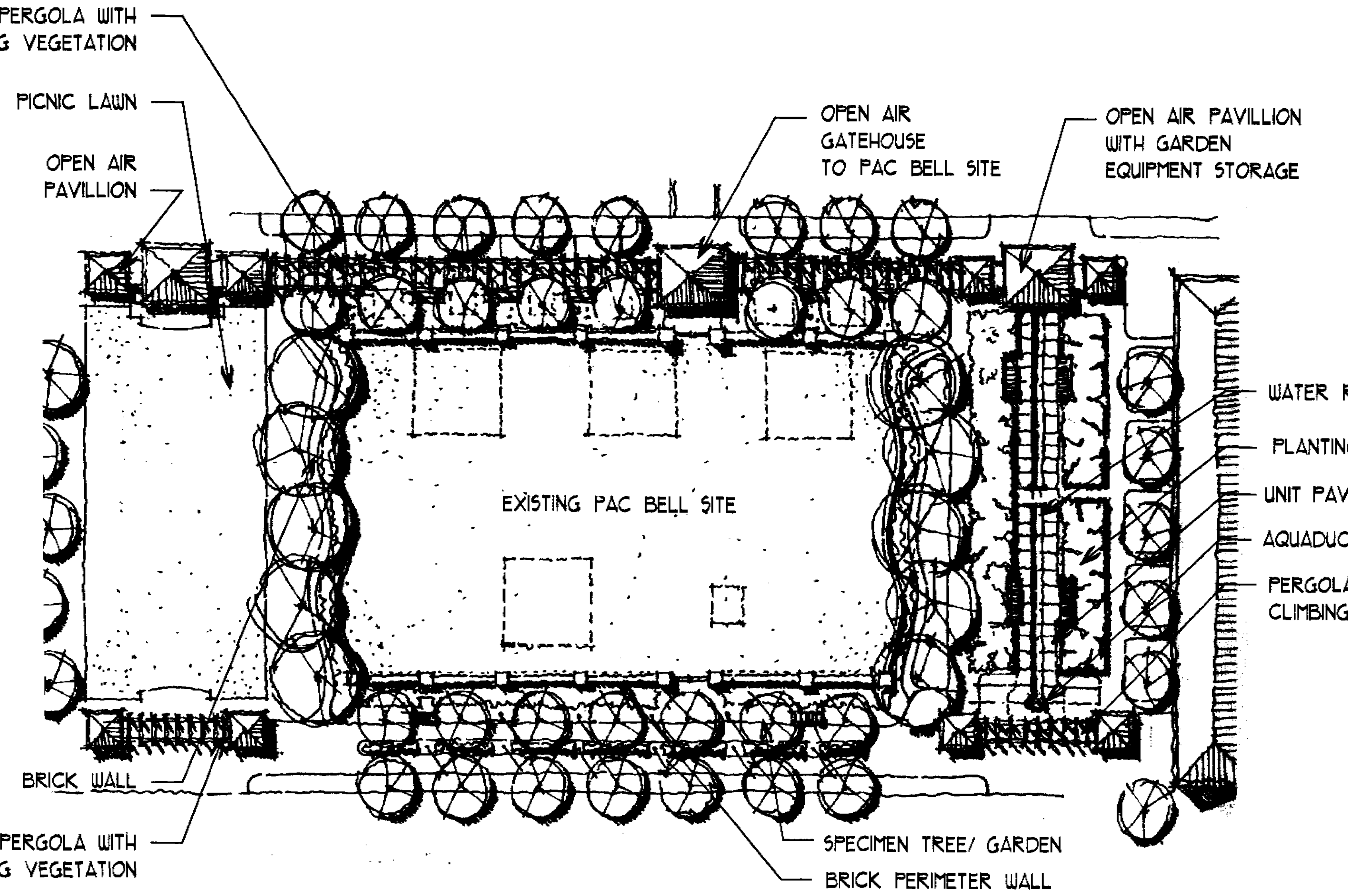
n May 18 15:14:24 1998 \\SERVER\PRF\BYERS\HP600.acf \\SERVER\PRF\HP600\astadb6b.prf


TRANSPLANTED LIVE OAK
LIGHTED BOLLARDS
CINEMA MARQUEE
CONCRETE OR STONE CURB
CAFE BUILDING
STABILISÉ/ CAFE AREA
FOUNTAIN
FRUIT TREES
MARKET BUILDING
PERGOLA WALKWAY
STABILISÉ CAFE AREA
SCORED CONCRETE WALKWAYS
UNITY FOUNTAIN
UNIT PAVING
UNIT PAVERS
RETAIL PAVILLIONS
HEARTH SCULPTURE

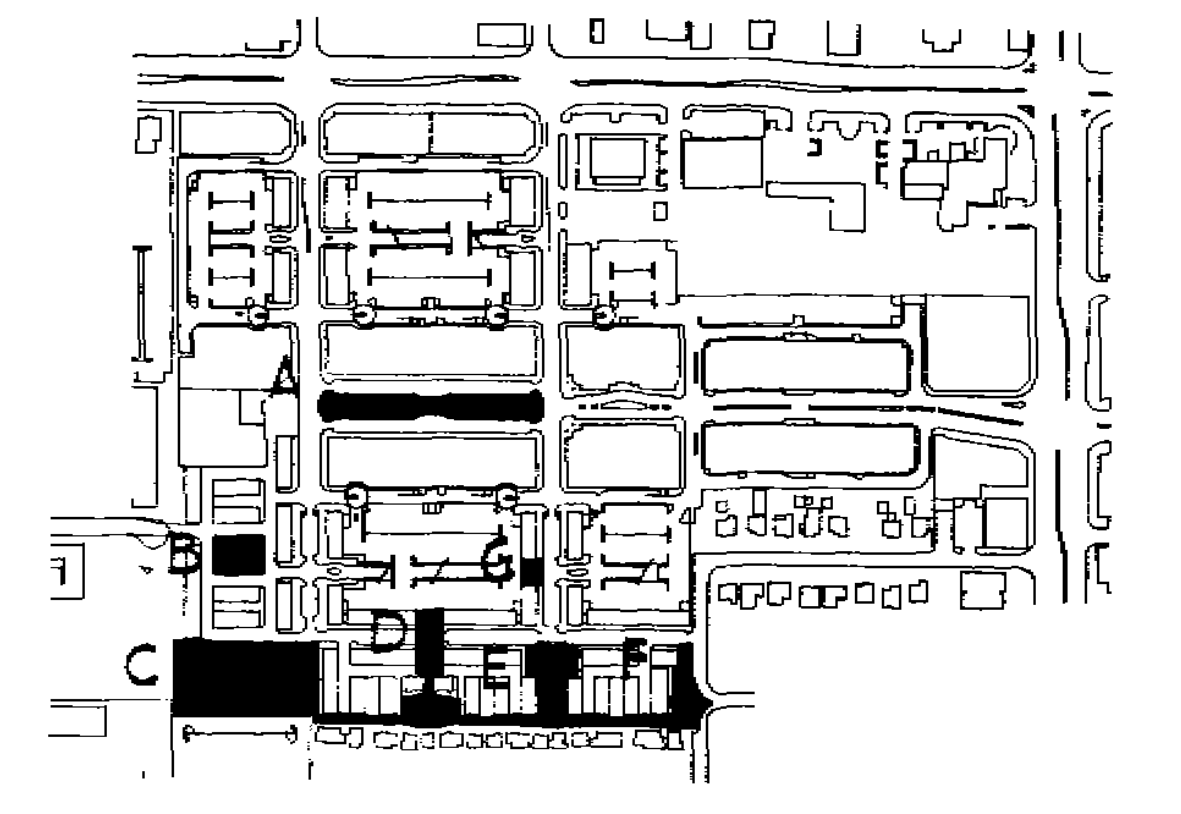
A / 7A **MARKET SQUARE**
SCALE: 30' = 1'


COBBLESTONE PERIMETER
UNIT PAVING STONE OR CONCRETE SIDEWALK
IRON PICKET FENCE WITH STONE OR BRICK POSTS
LAWN
FIXED BENCHES AND CHAIRS OF WOOD, METAL OR COMBINATION
CENTRAL OPEN AIR GAZEBO
CORNER BRICK OR STONE GATE

B / 7B **WINCHESTER SQUARE**
SCALE: 30' = 1'


PERGOLA WITH CLIMBING VEGETATION
PICNIC LAWN
OPEN AIR PAVILLION
OPEN AIR GATEHOUSE TO PAC BELL SITE
OPEN AIR PAVILLION WITH GARDEN EQUIPMENT STORAGE
EXISTING PAC BELL SITE
WATER RILL
PLANTING BEDS
UNIT PAVING OR STABILISÉ
AQUADUCT FOUNTAIN
PERGOLA WITH CLIMBING VEGITATION
BRICK WALL
PERGOLA WITH CLIMBING VEGETATION
SPECIMEN TREE/ GARDEN
BRICK PERIMETER WALL

C / 7B **ROSEWALK GARDENS**
SCALE: 30' = 1'



KEY PLAN

COOPER CARRY
ARCHITECTS
©Copyright 1996

ATLANTA, GA - ALEXANDRIA, VA.
112
South Alfred Street
Suite 200
Alexandria
Virginia
22314

No.	Drawing Issue Description	Date

TOWN & COUNTRY

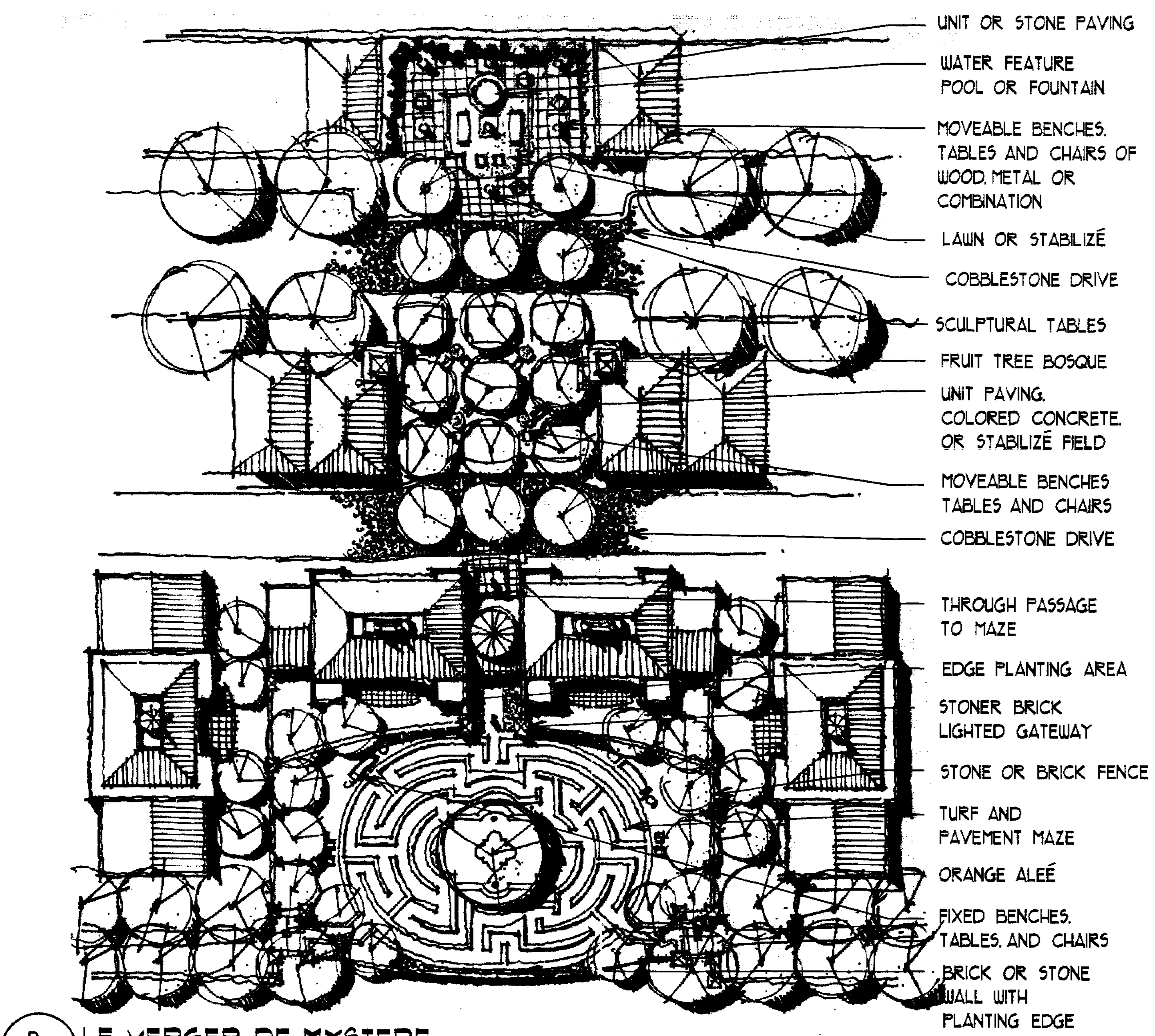
SAN JOSE, CALIFORNIA

CONCEPTUAL
PARK PLANS

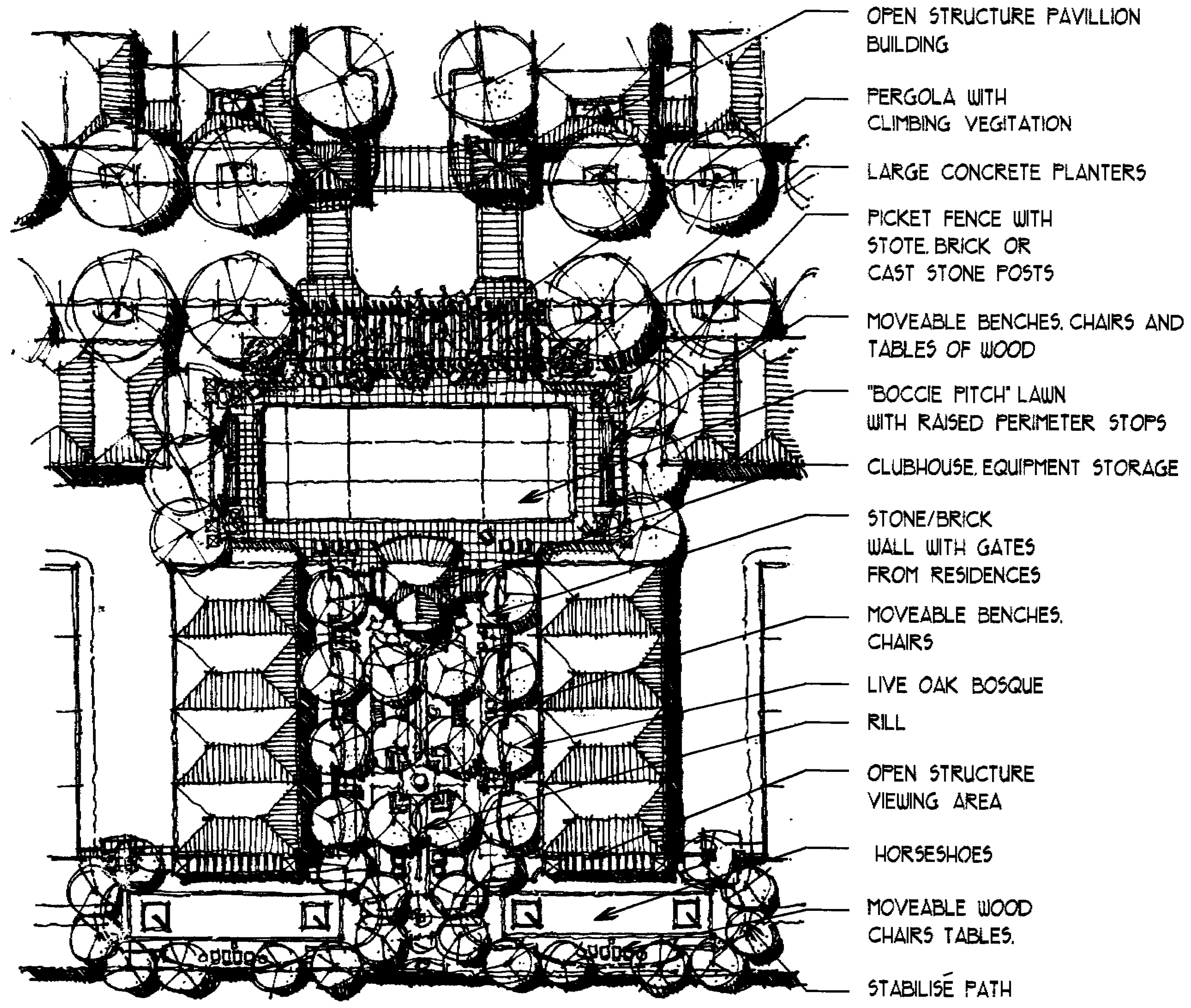
BEST AVAILABLE COPY

Principal-in-Charge	96130.02 Project No.
Project Director	AS NOTED Scale
Project Architect	JUNE 29, 1998 Date
Project Manager	
Drawn By	7A OF 7 Drawing No.
File Path	
File Plot Date	97-036

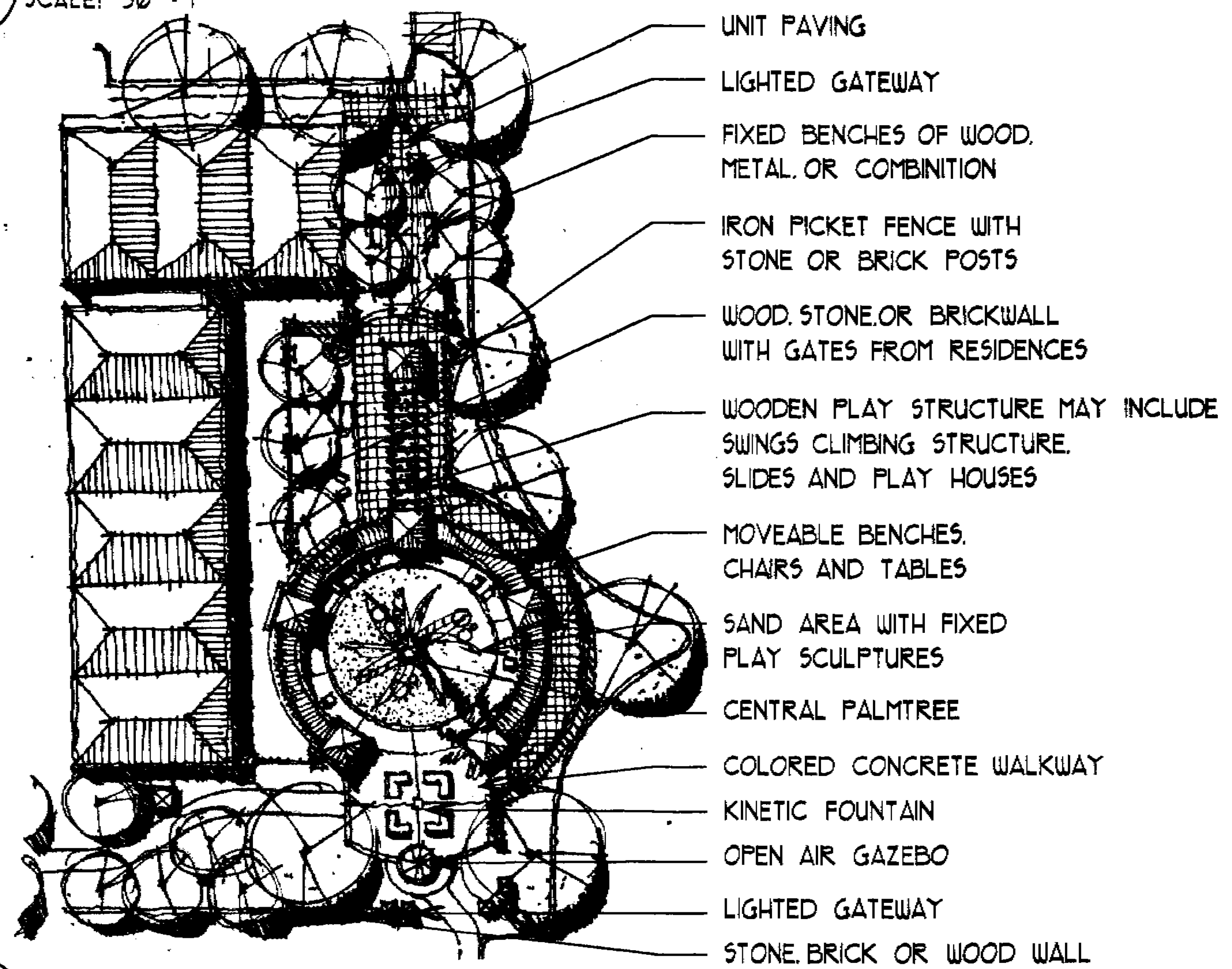
Jun 04 18:07:28 1998 \\SERVER\PRF\BYERS\HP600.acf \\SERVER\PRF\HP600\lastadb7a.prf


UNIT OR STONE PAVING
WATER FEATURE POOL OR FOUNTAIN
MOVEABLE BENCHES, TABLES AND CHAIRS OF WOOD, METAL OR COMBINATION
LAWN OR STABILIZÉ
COBBLESTONE DRIVE
SCULPTURAL TABLES
FRUIT TREE BOSQUE
UNIT PAVING, COLORED CONCRETE, OR STABILIZÉ FIELD
MOVEABLE BENCHES TABLES AND CHAIRS
COBBLESTONE DRIVE
THROUGH PASSAGE TO MAZE
EDGE PLANTING AREA
STONER BRICK LIGHTED GATEWAY
STONE OR BRICK FENCE
TURF AND PAVEMENT MAZE
ORANGE ALEÉ
FIXED BENCHES, TABLES, AND CHAIRS
BRICK OR STONE WALL WITH PLANTING EDGE

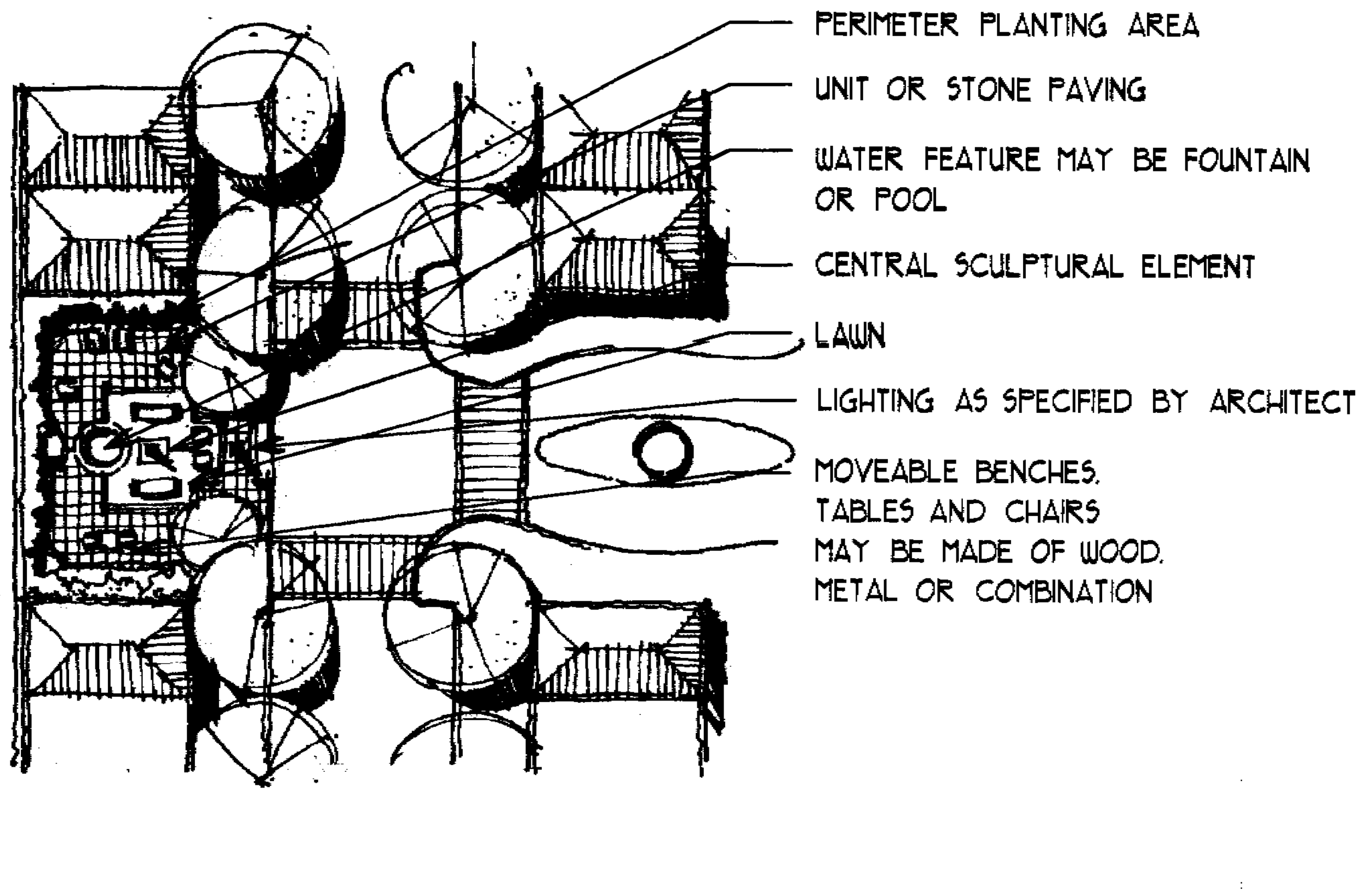
D / 7B **LE VERGER DE MYSTERE**
SCALE: 30" = 1'


OPEN STRUCTURE PAVILLION BUILDING
PERGOLA WITH CLIMBING VEGITATION
LARGE CONCRETE PLANTERS
PICKET FENCE WITH STOTE, BRICK OR CAST STONE POSTS
MOVEABLE BENCHES, CHAIRS AND TABLES OF WOOD
"BOCCIE PITCH" LAWN WITH RAISED PERIMETER STOPS
CLUBHOUSE, EQUIPMENT STORAGE
STONE/BRICK WALL WITH GATES FROM RESIDENCES
MOVEABLE BENCHES, CHAIRS
LIVE OAK BOSQUE
RILL
OPEN STRUCTURE VIEWING AREA
HORSESHOES
MOVEABLE WOOD CHAIRS TABLES,
STABILISÉ PATH

E / 7B **GIARDINO DI GIOCO**
SCALE: 30" = 1'


UNIT PAVING
LIGHTED GATEWAY
FIXED BENCHES OF WOOD, METAL, OR COMBINITION
IRON PICKET FENCE WITH STONE OR BRICK POSTS
WOOD, STONE, OR BRICKWALL WITH GATES FROM RESIDENCES
WOODEN PLAY STRUCTURE MAY INCLUDE SWINGS CLIMBING STRUCTURE, SLIDES AND PLAY HOUSES
MOVEABLE BENCHES, CHAIRS AND TABLES
SAND AREA WITH FIXED PLAY SCULPTURES
CENTRAL PALMTREE
COLORED CONCRETE WALKWAY
KINETIC FOUNTAIN
OPEN AIR GAZEBO
LIGHTED GATEWAY
STONE, BRICK OR WOOD WALL

F / 7B **BAYWOOD OASIS**
SCALE: 30" = 1'

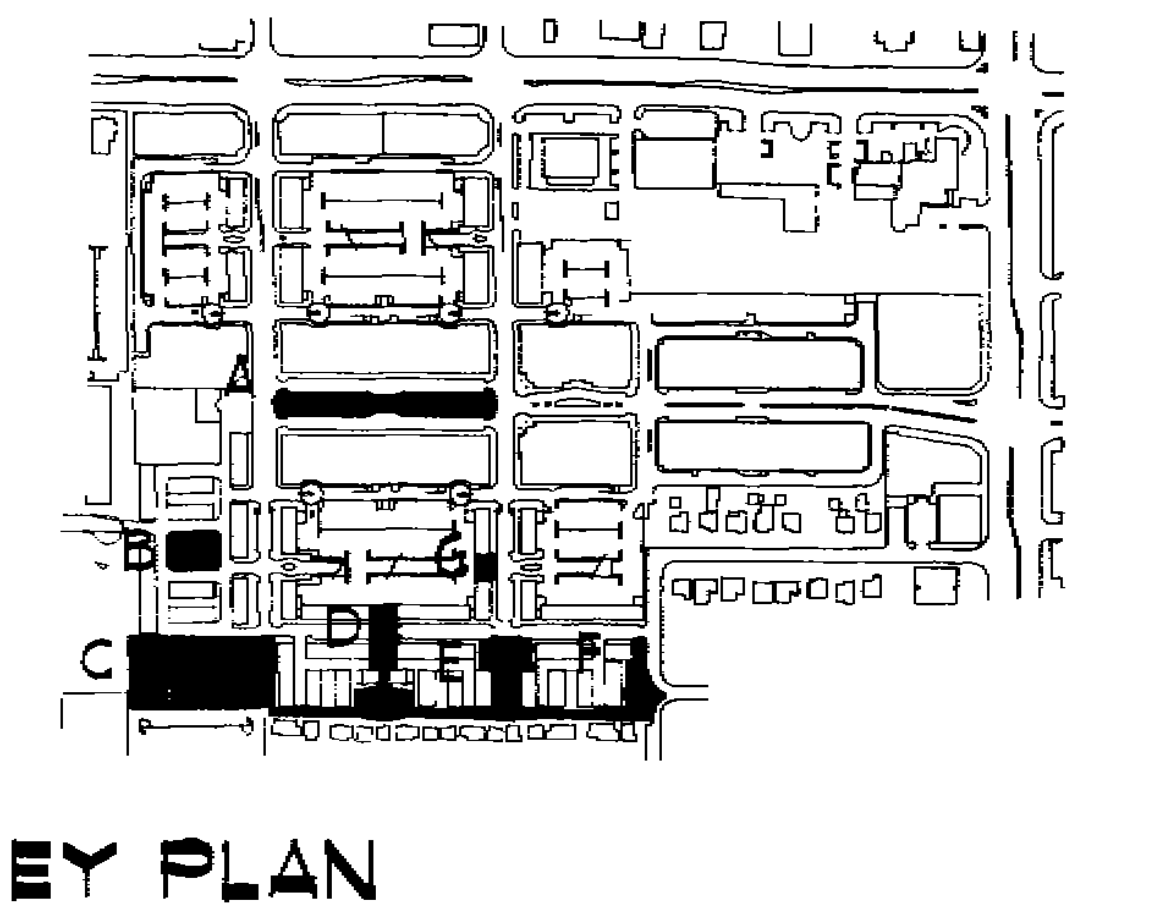

PERIMETER PLANTING AREA
UNIT OR STONE PAVING
WATER FEATURE MAY BE FOUNTAIN OR POOL
CENTRAL SCULPTURAL ELEMENT
LAWN
LIGHTING AS SPECIFIED BY ARCHITECT
MOVEABLE BENCHES, TABLES AND CHAIRS MAY BE MADE OF WOOD, METAL OR COMBINATION

G / 7B **LENZEN PARK**
SCALE: 30" = 1'

NEW PROPOSED PLAN AREAS

A.	22.000 S.F.
B.	9.000 S.F.
C.	31.000 S.F.* (OFF SITE) 4.500 S.F. (ON SITE)
D.	20.250 S.F.
E	18.750 S.F.
F.	12.750 S.F.
G.	2.750 S.F.
	121.000 S.F.

* AREA OUTSIDE OF TOWN & COUNTRY SITE ON PAC BELL LAND



KEY PLAN

COOPER CARRY
ARCHITECTS
©Copyright 1998

ATLANTA, GA - ALEXANDRIA, VA.
112
South Alfred Street
Suite 200
Alexandria
Virginia
22314

No.	Drawing Issue Description	Date

TOWN & COUNTRY

SAN JOSE, CALIFORNIA

CONCEPTUAL
PARK PLANS

BEST AVAILABLE COPY

Principal-In-Charge	Project No. 96130.02
Project Director	Scale AS NOTED
Project Architect	Date JUNE 29, 1998
Project Manager	
Drawn By	Drawing No. 7B OF 7
File Path	
File Plot Date	97 - 036

14

u Jun 04 18:23:06 1998 \\SERVER\PRF\BYERS\HP600.acf \\SERVER\PRF\HP600\astad07b.prf